

ODYSSEY PRESCHOOL

C.U.P. APPLICATION

430 S. ABEL STREET
MILPITAS, CA 95035

Kevin N. Mattos Architect
111 W. St. John Street, Suite 200
San Jose, CA 95113
P: 408.999.6622
kma
architecture+design

BUILDING CODES:

BUILDING CODES:

ARCHITECTURAL / STRUCTURAL

2013 CALIFORNIA BUILDING CODE (CBC) AND AMENDMENTS

2010 CALIFORNIA ENERGY CODE AND EFFICIENCY STANDARDS

2013 CALIFORNIA CODE OF REGULATIONS (CCR)

2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)

PLUMBING / MECHANICAL

2013 CALIFORNIA PLUMBING CODE AND AMENDMENTS

2013 CALIFORNIA MECHANICAL CODE AND AMENDMENTS

ELECTRICAL

2013 CALIFORNIA ELECTRICAL CODE AND AMENDMENTS

FIRE PROTECTION

2013 CALIFORNIA FIRE CODE AND AMENDMENTS

NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS (NFPA)

PROJECT SUMMARY

ODYSSEY PRESCHOOL IS AN EXCITING LEARNING ENVIRONMENT THAT SPECIALIZES IN EARLY CHILDHOOD EDUCATION AND DEVELOPMENT. EACH PROGRAM IS DESIGNED TO HELP EACH CHILD DEVELOP ADVANCED SOCIAL, PHYSICAL, INTELLECTUAL, AND EMOTIONAL SKILLS TO SUCCEED BEYOND PRESCHOOL AND IN DAILY LIFE.

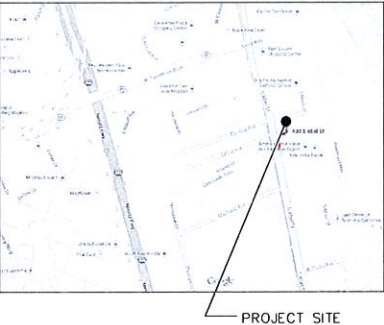
SCOPE OF WORK

THIS PROJECT PROPOSES TO CONVERT AN EXISTING MULTI-TENANT MEDICAL OFFICE BUILDING INTO A SINGLE TENANT PRESCHOOL / CHILD DAY CARE FACILITY. THE EXISTING SINGLE STORY BUILDING WILL BE REDUCED APPROX. 700 S.F. IN ORDER TO IMPROVE SITE ACCESS, LANDSCAPE AREA AND PARKING. IN ADDITION TO THE EXTERIOR IMPROVEMENTS, ODYSSEY PRESCHOOL WILL CONSTRUCT ALL NEW INTERIOR SPACES, PROPER ADA ACCESS, AN OUTDOOR PLAY AREA AND A WIDER DRIVEWAY TO MEET CITY STANDARDS.

SHEET INDEX

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L2.0	LANDSCAPE HYDRO-ZONE PLAN
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L3.0	LANDSCAPE CONSTRUCTION DETAILS
L3.1	LANDSCAPE CONSTRUCTION DETAILS
L3.1	LANDSCAPING SPECIFICATION PLAN
P1.0	PLAY AREA / EQUIPMENT

VICINITY MAP



PROJECT DATA

APPLICANT'S NAME & PHONE NO.:	MR. SANJAY PRASANNA (650) 678-1842
BLDG. OWNER'S NAME & PHONE NO.:	LELAND W. HANCOCK (510) 719-5029
ARCHITECT & PHONE NO.:	KEVIN N. MATTOS (408) 999-6622
PROJECT ADDRESS:	430 S. ABEL STREET, MILPITAS, CA 95035
ASSESSOR'S PARCEL NUMBER:	APN: 086-10-006
LOT SIZE:	0.41 NET ACRES / 18,000 S. FT.
	EXISTING: PROPOSED
ZONING DISTRICT:	MXD - MIXED USE (NO CHANGE)
OCCUPANCY USE:	BUSINESS / MEDICAL OFFICE CHILD DAY CARE
OCCUPANCY GROUP:	B I-4 / E
TYPE OF CONSTRUCTION:	V-B V-B
FIRE SPRINKLERS:	YES YES
FIRE ALARM SYSTEM:	NO YES
BUSINESS DESCRIPTION:	ODYSSEY PRESCHOOL WILL BE OPERATING A CHILD DAY CARE SERVICE CHILDREN 6 MOS. TO 5 YRS. OF AGE. BUSINESS HOURS WILL BE 7:30 AM TO 6:30 PM WITH STAGGERED DROP OFF AND PICK UP PROGRAMS MONDAY TO FRIDAY. THE BUSINESS WILL OBTAIN REQUIRED STATE LICENSING AND MEET ALL NECESSARY BUILDING CODES FOR THE PROPOSED TENANT USE.
SITE/ BUILDING DESCRIPTION:	THIS PROJECT WILL BE LOCATED IN AN EXISTING SINGLE STORY COMMERCIAL TENANT SPACE (APPROX. 5,300 S.Q. F.T.). PARKING AND ACCESSIBLE ACCESS IS AVAILABLE ON THE PROPERTY - SEE PROPOSED SITE PLAN DRAWINGS.

ODYSSEY PRESCHOOL

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JOB NUMBER: 1418.00
DRAWN: ar
CHECKED: km

DATE: ISSUED:
05.14.14 CUP Application
05.14.14 CUP Revisions

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0.0

1 of 4



STREET FRONT VIEW ON S. ABLE STREET



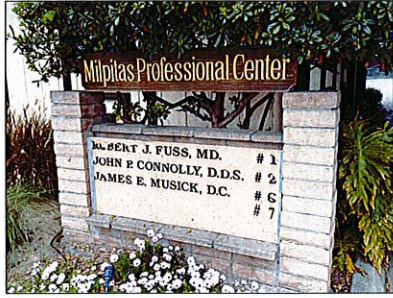
VIEW FROM REAR PARKING AREA



PEDESTRIAN VIEW ON S. ABLE STREET



VIEW OF EXISTING BUILDING AT REAR



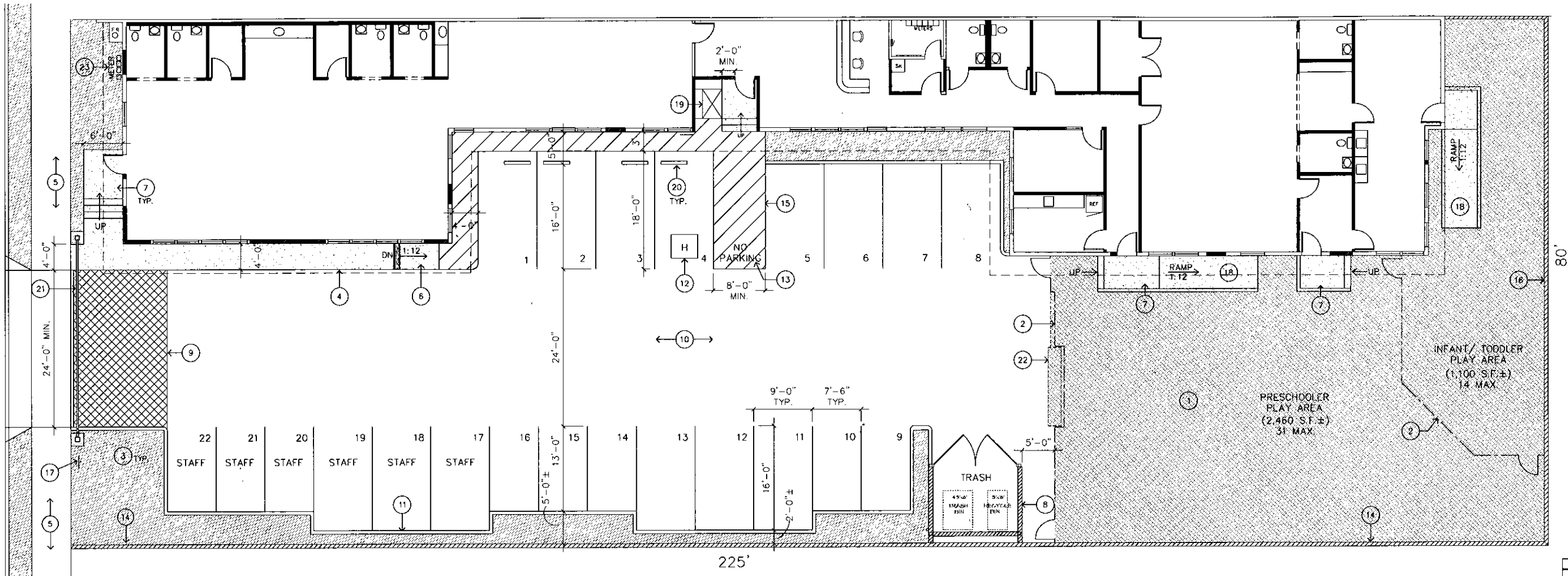
EXISTING MONUMENT SIGN



VIEW OF PROPOSED ENTRY AREA

PHOTOS OF EXISTING BUILDING

S. ABEL STREET

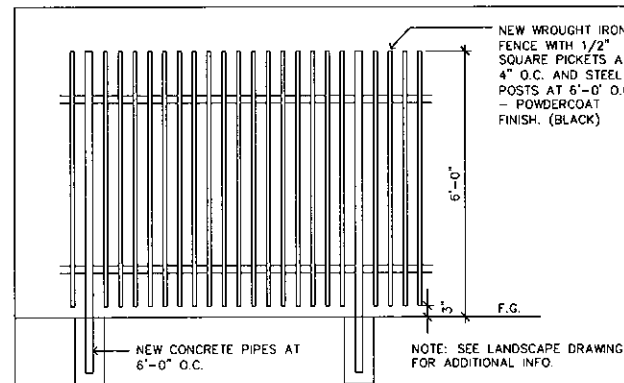


SITE PLAN KEYNOTES

- 1 NEW ENCLOSED PLAYGROUND AREA. PLEASE SEE SHEET P1.0 FOR MORE INFO. - MAX. OF 45 CHILDREN PER SHIFT PER STATE REQ'MTS
- 2 LINE OF NEW FENCE AND LANDSCAPE- SEE DTL. ON THIS SHEET.
- 3 NEW LANDSCAPE - SEE SHEET L1.0 & L2.0.
- 4 NEW CONCRETE WALKWAY.
- 5 EXISTING PUBLIC SIDEWALK.
- 6 NEW CONCRETE CURB RAMP.
- 7 NEW CONCRETE LANDING / STEPS WITH METAL HANDRAILS.
- 8 NEW TRASH ENCLOSURE - SEE SHEET A2.0.
- 9 NEW CONCRETE DRIVEWAY AND DECORATIVE PAVERS.
- 10 EXISTING A.C. PAVING - PATCH/ REPAIR.
- 11 NEW CONCRETE CURB.
- 12 NEW ACCESSIBLE (VAN) PARKING STALL.
- 13 "NO PARKING" LETTERS SHALL BE A MINIMUM OF 12" HIGH.
- 14 EXISTING 6FT. HIGH MASONRY FENCE.
- 15 NEW ACCESSIBLE PATH AND PASSENGER LOADING W/ TRUNCATED WARNING MAT AS REQUIRED.
- 16 NEW 6FT. HIGH MASONRY FENCE TO MATCH EXISTING.
- 17 NEW ACCESSIBILITY TOWAWAY SIGN.
- 18 NEW ACCESSIBLE CONCRETE RAMP W/ HANDRAILS.
- 19 NEW WHEELCHAIR PLATFORM LIFT.
- 20 NEW 48"W CONCRETE WHEEL STOP.
- 21 DECORATIVE ARCH - SEE ELEVATION ON A2.0.
- 22 NEW PLANTER BOX - SEE LANDSCAPE DWGS.
- 23 RELOCATE EXISTING PG & E METERS.

SCALE: 1/8"=1'-0"

SITE PLAN



SCALE: 1/2"=1'-0"

PLAN AREA FENCE

GENERAL PARKING ANALYSIS

GROSS AREA	PARKING RATIO	PARKING REQUIRED
5,268 S.F. ±	1:500	11

CHILD LOADING PARKING ANALYSIS

NO. OF CHILDREN	PARKING RATIO	PARKING REQUIRED
30 MAX.	1:6	5
59 MAX.	1:10	6

TOTAL REQUIRED PARKING	22 MIN.
TOTAL PROPOSED PARKING	= 22
STANDARD	= 13
COMPACT	= 8 (36%)
ACCESSIBLE	= 1

PARKING SUMMARY

Kevin N. Mattos Architect
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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0.1

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ODYSSEY PRESCHOOL

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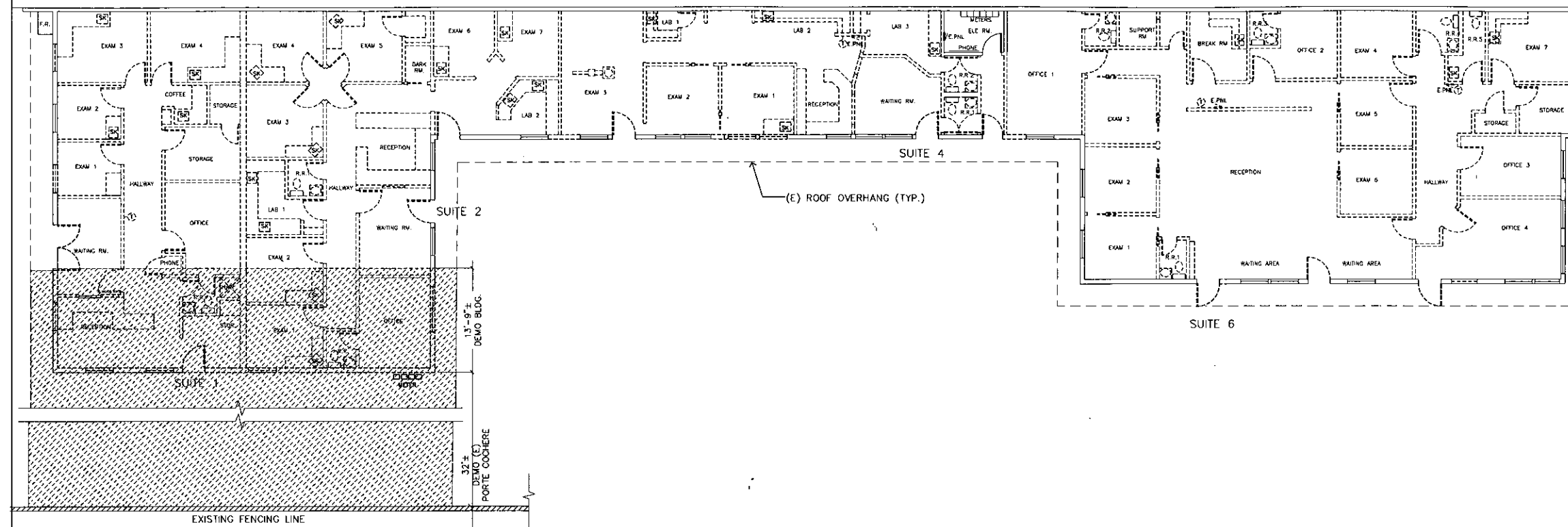
DATE: 05.14.14
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CUP Application
CUP Revisions

SHEET TITLE:

FLOOR PLANS

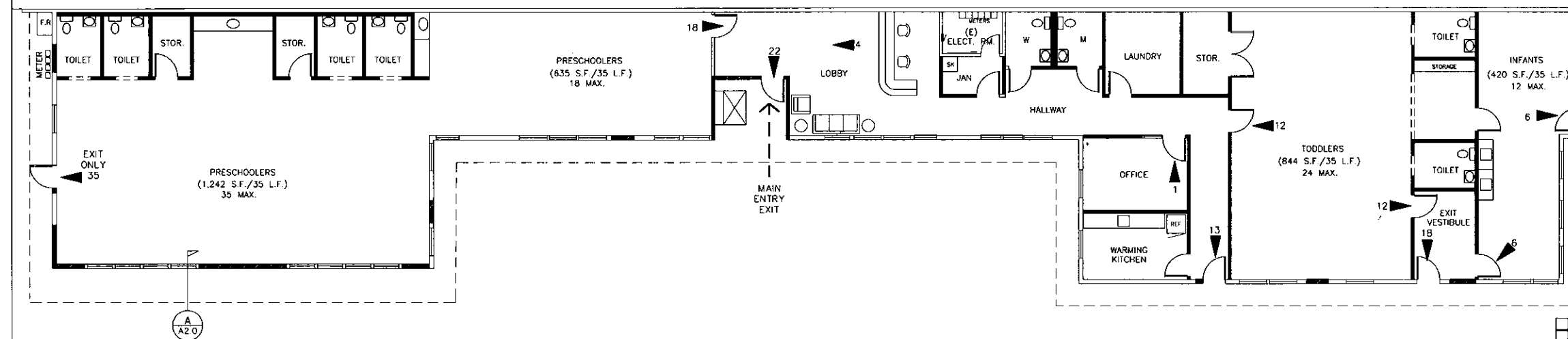
SHEET NUMBER:

A1.0



SCALE: 1/8"=1'-0"

EXISTING/ DEMO FLOOR PLAN



SCALE: 1/8"=1'-0"

PROPOSED FLOOR PLAN

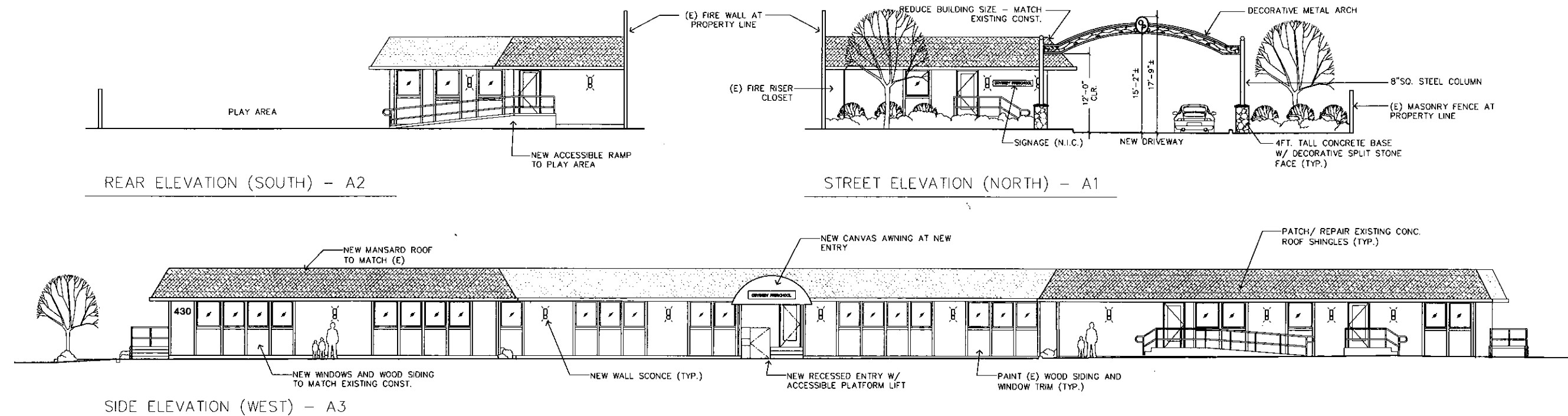
DAILY SCHEDULE

CURRENT DROP OFF / PICK UP SCHEDULE			
DROP OFF SCHEDULE		PICK UP SCHEDULE	
AM	# OF STUDENTS	PM	# OF STUDENTS
7:30 - 8:00	21	4:30 - 5:00	20
8:00 - 8:30	24	5:00 - 5:30	24
8:30 - 9:00	23	5:30 - 6:00	24
9:00 - 9:30	21	6:00 - 6:30	21

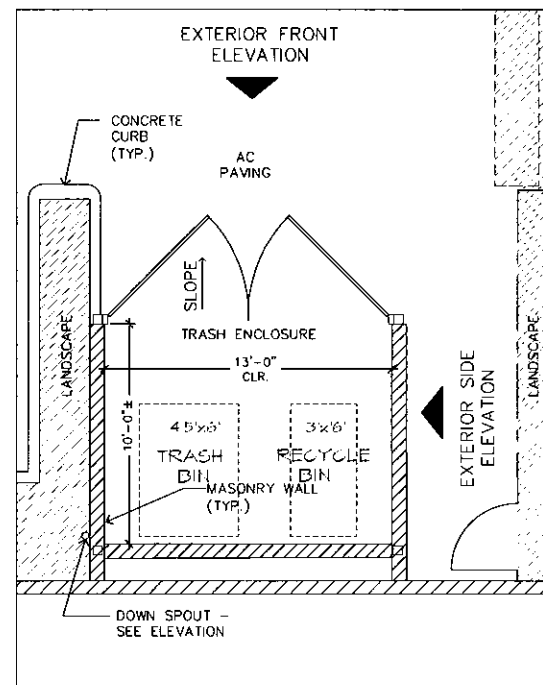
NOTE:
SEE ATTACHED DROP OFF / PICK UP
SCHEDULE SHEET FOR MORE INFO.

LEGEND

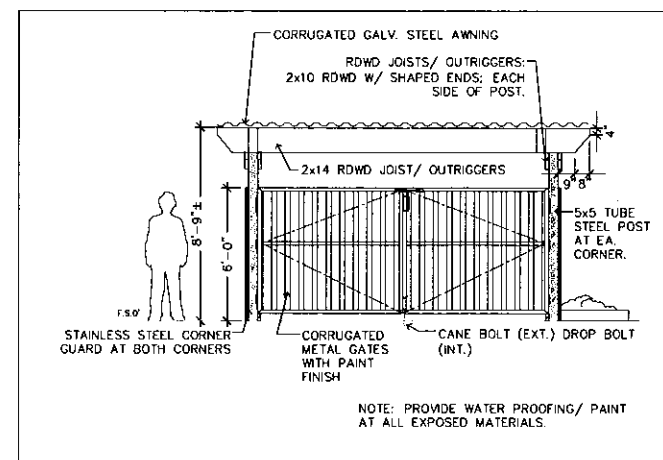
- ACCESSIBLE ENTRANCE - PROPOSED PATH OF TRAVEL SHALL COMPLY WITH CBC CH. 11 (SEE SITE PLAN)
- 12 EXIT / OCCUPANT LOAD PER C.B.C. SEC. 1004.



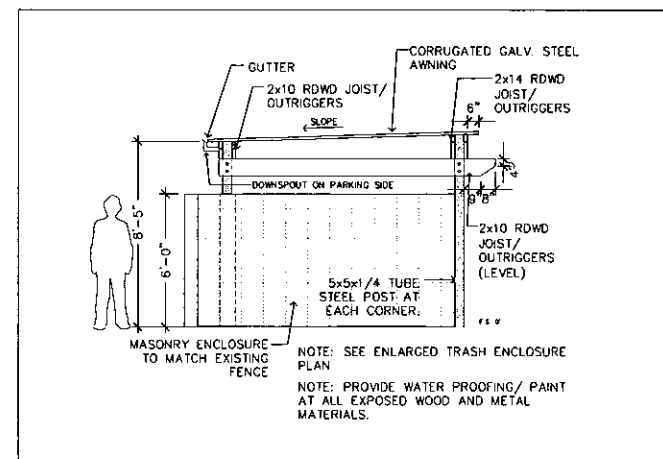
SCALE: 1/8"=1'-0"



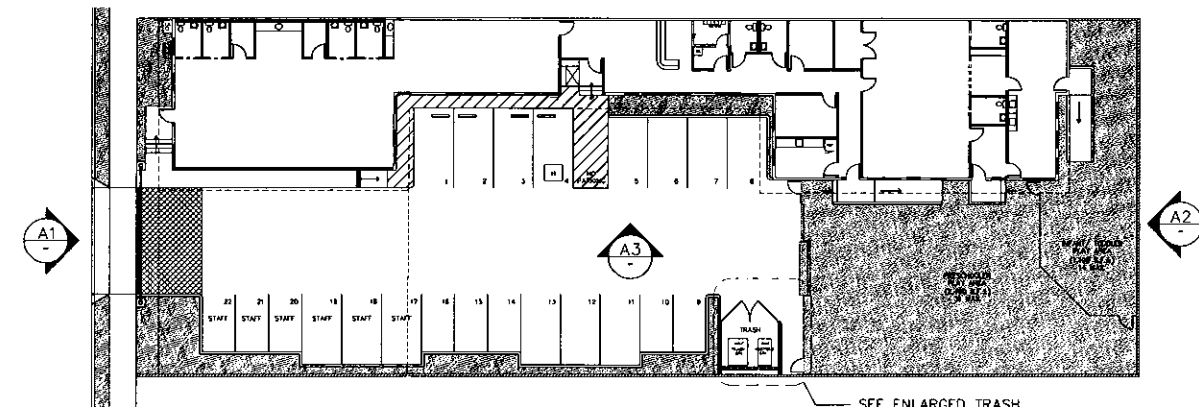
PROPOSED TRASH ENCLOSURE PLAN



EXTERIOR FRONT ELEVATION

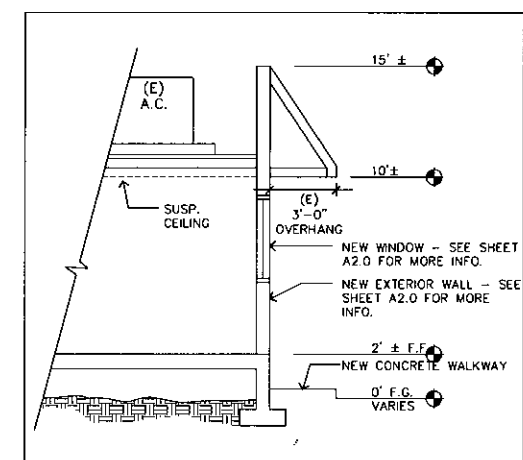


EXTERIOR SIDE ELEVATION



KEY PLAN

PROPOSED/ EXTERIOR BUILDING ELEVATIONS



BUILDING SECTION - 'A'

BUILDING SECTION DETAIL

SCALE: 1/4"=1'-0"

SCALE: N.T.S.

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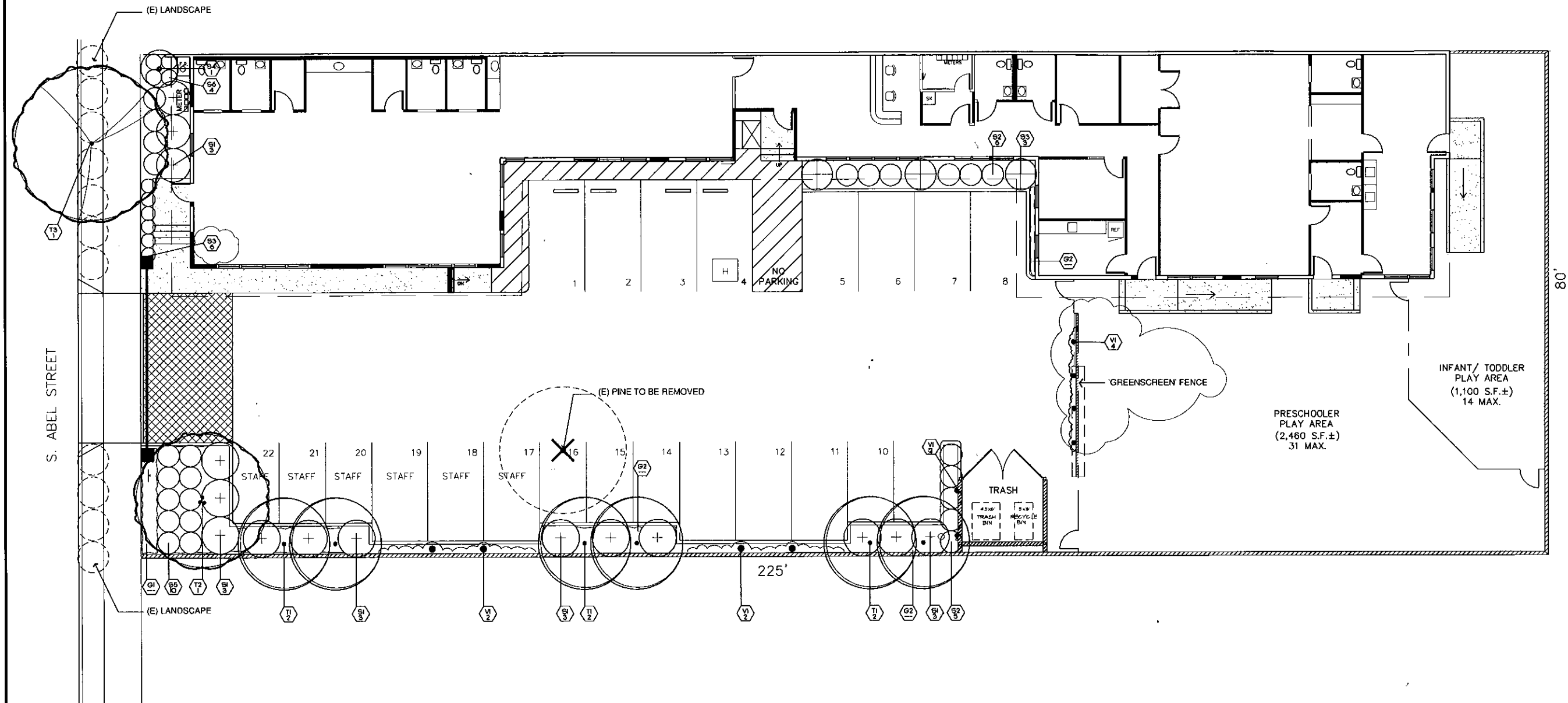
SHEET TITLE:

EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER:

A2.0

of 4



PLANT LIST:

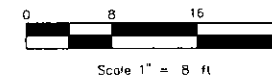
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	TRISTANOPSIS LAURINA	LITTLE LEAF MYRTLE	6	15 GAL	STANDARD	MEDIUM
T2	PISTACIA CHINESIS	CHINESE PISTACHE	1	24" BOX	STANDARD	LOW
T3	GINKGO B. 'SARATOGA'	MAIDENHAIR TREE	1	15 GAL	STANDARD	MEDIUM
SHRUBS						
S1	PITTOSPORUM T. 'VAREGATA'	MOCK ORANGE	15	5 GAL		LOW
S2	RAPIA-LOEPIA U. 'MINOR'	YEDDO HAWTHORN	11	5 GAL		LOW
S3	NANDINA D. 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	9	5 GAL		LOW
S4	ARBUTUS U. 'COMPACTA'	STRAWBERRY TREE	1	5 GAL		LOW
S5	COLEONEMA P. 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	10	5 GAL		MEDIUM
S6	AGAPANTHUS 'INKERBELL'	VAREGATED LILY OF THE NILE	4	5 GAL		MEDIUM
GROUND COVERS						
G1	MAHONIA REPENS	CREeping MAHONIA	---	1 GAL	24" O.C.	LOW
G2	TRACHELOSPERMUM ASIATICUM	ASIAN STAR JASMINE	---	1 GAL	24" O.C.	MEDIUM
GROUND COVERS						
VI	FIGUS REPENS	CREeping FIG	4	5 GAL		MEDIUM

PLANT NOTES

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED. USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (21 MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT: 1.800.277.2600

PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED



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ISSUE	DATE
1	---
2	---
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5	---



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Approved	PJR	Reviewed	PJR
Drawn	JH	Project No.	14.27
Scale	1/8" = 1'	Issue Date	6.20.14

PLANTING PLAN

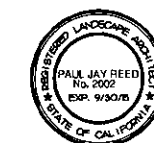
L1.0

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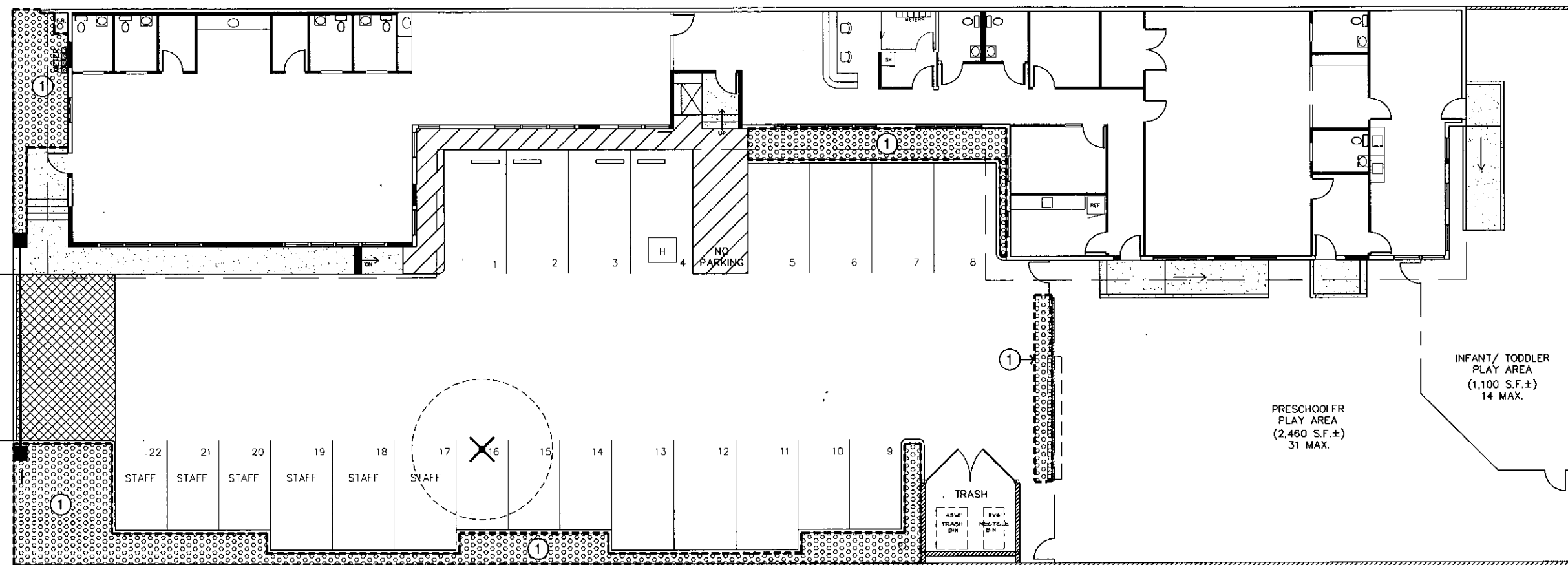
Approved	PJR
Drawn	JH
Project No.	14-27
Scale	1/8" = 1'
Issue Date	6/20/14

LANDSCAPE HYDRO-ZONE PLAN

L2.0

Sheet of

S. ABEL STREET



225'

80'

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

- HIGH WATER REQUIREMENT
- MEDIUM WATER REQUIREMENT
- LOW WATER REQUIREMENT

MAWA

$$MAWA = (ETO) \times (0.62) \times ((0.1 \times LA) + (0.3 \times SLA))$$

MAWA = 20,624 gallons/year
eto = 45.3

hydro-zone	plant water use	hydro-zone area	MAWA
1	MEDIUM	1,049	20,624
		1,049	20,624

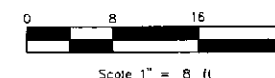
ETWU

ESTIMATED WATER USE (ETWU)

$$ETWU = (ETO) \times (0.62) \times \left(\frac{PF \times HA}{IE} + SLA \right)$$

ETWU = 17,331 gallons/year
eto = 45.3

hydro-zone	plant water use	plant factor	hydro-zone area	PFxHA	Irrigation efficiency	ETWU
1	MEDIUM	0.5	1,049	525	0.85	17,331
TOTAL			1,049	525		17,331



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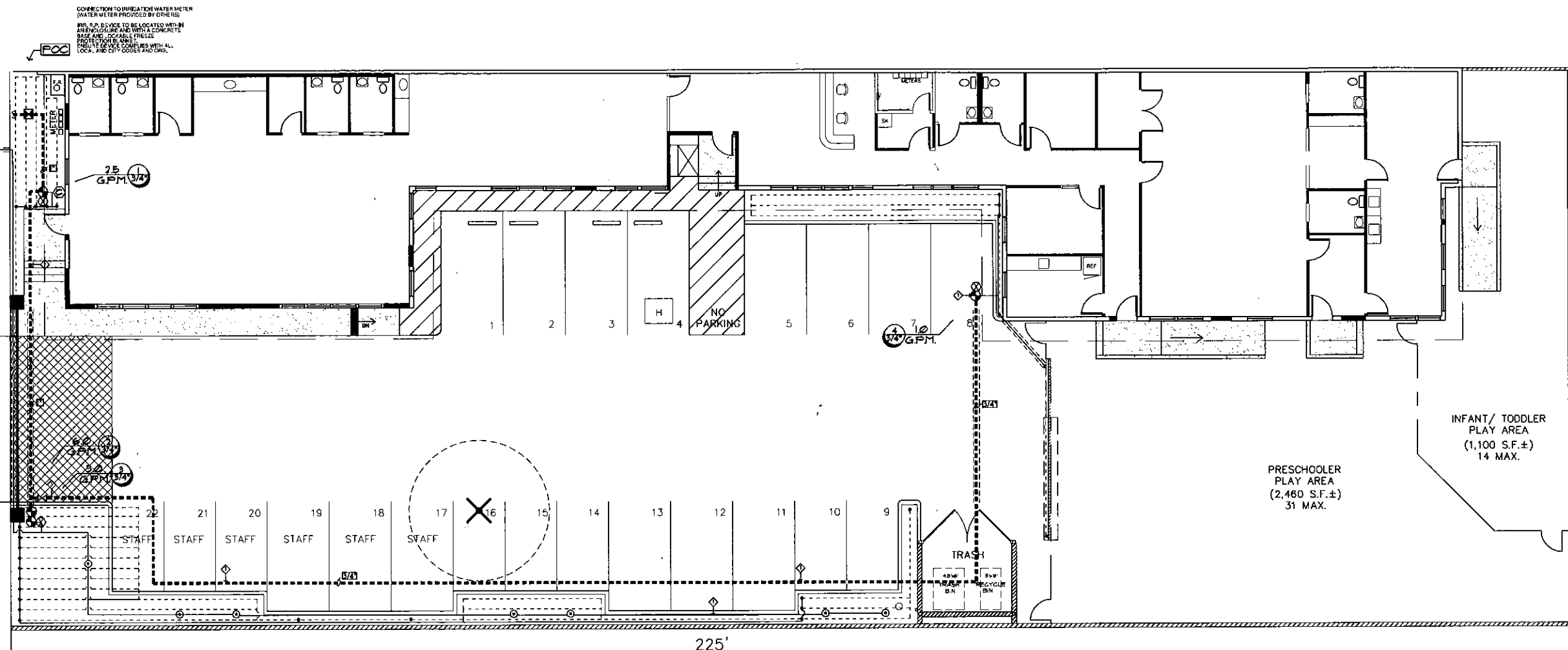
0 8 16 24
Scale 1" = 8 ft

LANDSCAPE IRRIGATION PLAN

L2.1

Sheet of

S. ABEL STREET



IRRIGATION LEGEND

KEY	DESCRIPTION
FOC	POINT OF CONNECTION - IRRIGATION WATER METER (BY OTHERS)
---	SCHEDULE 40 - or - CLASS 315 PVC PRESSURE MAINLINE (SIZE AS NOTED)
---	SCHEDULE 40 PVC NON-PRESSURE SLURVE UNDER PAVEMENT (2X SIZESIDE PIPE)
---	CLASS 750 PVC NON-PRESSURE LATERAL LINE (SIZE AS NOTED)
1	INDICATES CONTROLLER STATION NO.
1	INDICATES VALVE SIZE
2	RANBIRD IRRIGATION CONTROLLER WITH WIRELESS RAIN SENSOR - (ESP-SITE SMART CONTROL SYSTEM SERIES) (ESP-1-SITE OUTDOOR WALL MOUNT) WITH (ESP-10 - STATION EXPANSION MODULE-AS NEEDED)
3	PERCO 625L-T-A REDUCED PRESSURE ZONE ASSEMBLY 1" SIZE AND WATTS - SERIES (UB) PRESSURE REGULATOR
4	RANBIRD - QUICK COUPLER VALVE - 3/4" (33-DLRC)
5	CONTROL "160 SERIES "ULTRA-FLOW" - ELECTRIC VALVE - (SIZE AS NOTED) (SEE DRIP IRRIGATION DETAILS FOR CONTROL VALVES ON DRIP LINE CIRCUITS)
6	LO-TORQUE PVC ISOLATION BALL VALVE BY KOL. SIZE AS MAINLINE LOCATE IN VALVE BOX.
KEY	DESCRIPTION
7	RANBIRD 1/4" (25gpm)
8	FLOOD BUBBLER ON FLEX TUBE - 30PSI
9	RANBIRD 1/2" (50-55-500 (SUB-SURFACE DRIP) XCC-100-PRG-COM
10	25 GPM DRIP LINE AT 18" SPACING CONTROL ZONE FILTER KIT - 1" (MAX FLOW OF 30 GPM) (SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION INSTALL PER MANUFACTURER'S SPECIFICATIONS)

IRRIGATION NOTES

- SEE SPECIFICATION AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE ACTUAL SITE CONDITIONS AND THIS PLAN.
- THIS SYSTEM IS DESIGNED TO OPERATE WITH A STATIC WATER PRESSURE OF 70 PSI. VERIFY WATER PRESSURE PRIOR TO THE START OF CONSTRUCTION.
- THIS PLAN IS DIAGRAMMATIC AND DOES NOT NECESSARILY INDICATE ALL OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM.
- LOCATE ALL PIPING IN PLANTING AREAS WHERE EVER POSSIBLE.
- ADJUST ALL IRRIGATION HEADS TO INSURE PROPER COVERAGE AND AVOID EXCESSIVE OVERSPRAY.
- COORDINATE AUTOMATIC CONTROLLER ELECTRICAL HOOK-UP WITH PROJECT ELECTRICIAN.
- VERIFY TYPE AND LOCATION OF BACKFLOW PREVENTION ASSEMBLY WITH LOCAL JURISDICTION, PRIOR TO INSTALLATION.
- INSTALL CHECK VALVES AS REQUIRED TO PREVENT LOW-HEAD DRAINAGE.
- DETECTOR TAPE SHOULD BE INSTALLED WITH ANY PRESSURE LINES NOT BURIED IN THE SAME TRENCH WITH CONTROL WIRES AND WITH ANY LINES OF ANY KIND UNDER PAVING NOT IN A TRENCH WITH CONTROL WIRES.
- INSTALL TWO SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

IRRIGATION PIPE SIZING CHART

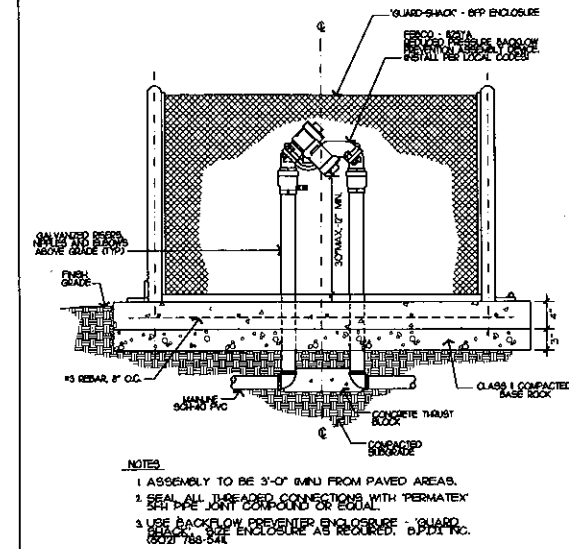
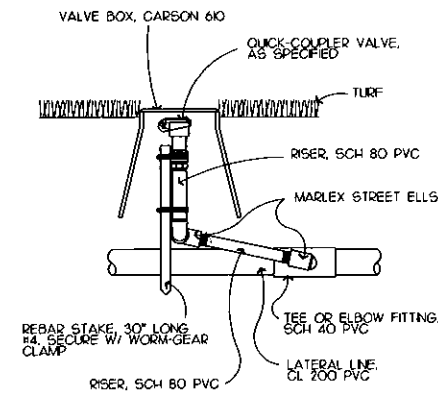
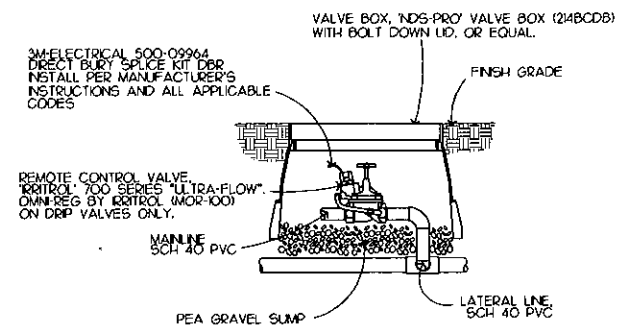
CLASS 200			SCHEDULE 40			CLASS 315		
• INTERMITTENT-PRESSURE LATERAL PIPING			• CONSTANT PRESSURE PIPING 1/2 INCHES AND SMALLER.			• CONSTANT PRESSURE PIPING 2 INCHES AND LARGER.		
1/2"	..	0-4 GPM	1"	..	9-16 GPM	2"	..	31-48 GPM
3/4"	..	5-9 GPM	1 1/4"	..	16-22 GPM	2 1/2"	..	49-65 GPM
1"	..	10-16 GPM	1 1/2"	..	23-30 GPM	3"	..	66-100 GPM
1 1/4"	..	17-26 GPM						
1 1/2"	..	27-35 GPM						
2"	..	36-55 GPM						

DRIP IRRIGATION NOTES

- REFER TO DRIP IRRIGATION DETAILS FOR THE LAYOUT AND EXACT DIMENSIONS FOR THE DRP LINE. THE DRP LINE SHALL BE A MAXIMUM OF 18" APART AND SHALL BE A MAXIMUM OF 4" FROM ALL WALKS, CURBS AND WALLS. THE NUMBER OF DRP LINES SHOWN ON PLANS MAY NOT REFLECT THE ACTUAL NUMBER REQUIRED. THE SPACING GUIDE SHALL TAKE PRECEDENCE. DRP ENTRY LINES SHALL BE ALIGNED TO HAVE A STAGGERED TRIANGULAR EMITTER LAYOUT PATTERN.
- THE SUPPLY HEADER AND EXHAUST HEADER, WHEN PVC, SHALL BE BURIED AT A MINIMUM OF 12" BELOW GRADE.
- INSTALL THE AUTOMATIC AIR RELIEF VALVE AT THE HIGHEST POINT ON EACH CIRCUIT OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

IRRIGATION NOTES LEGEND

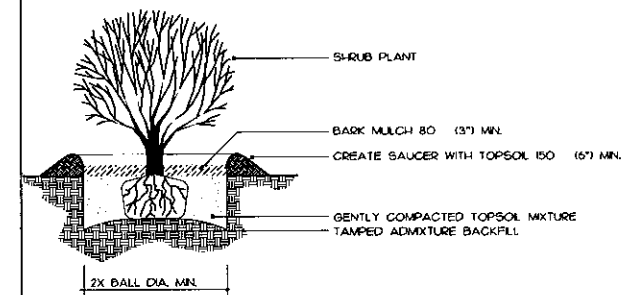
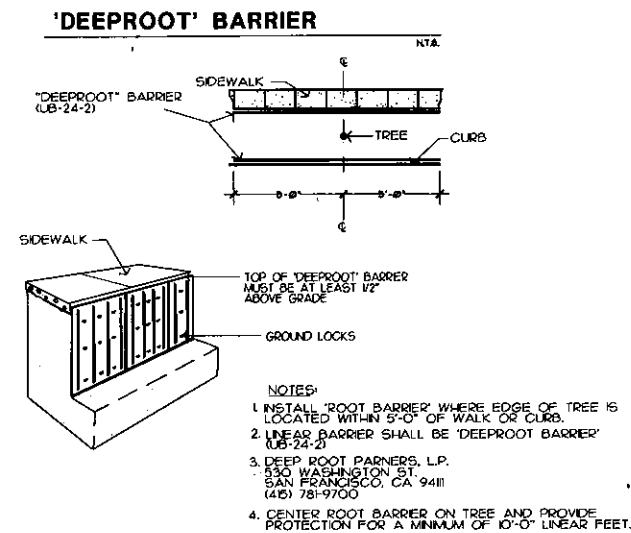
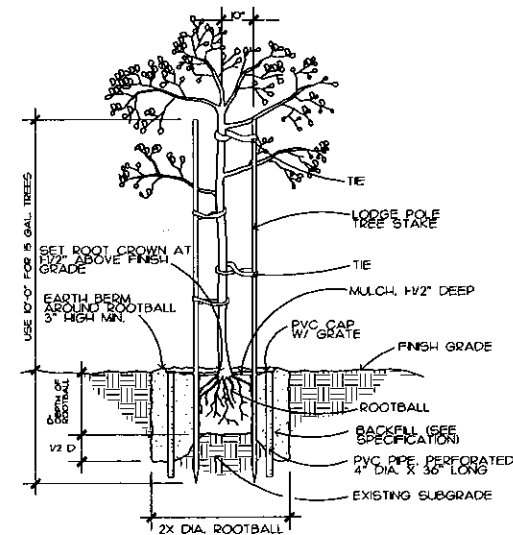
- LOCATE IRRIGATION MAINLINE AND IRRIGATION VALVES IN LANDSCAPE AREAS. ALL IRRIGATION VALVES TO BE LOCATED IN SPECIFIED VALVE BOX IN SHADE PLANTING AREAS ONLY.



2	CONTROL VALVE DETAIL
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3	QUICK-COUPLER DETAIL
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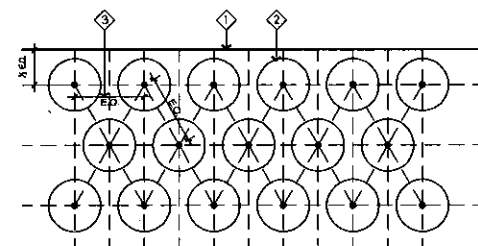
4	BACKFLOW PREVENTER DETAIL
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6	TREE PLANTING DETAIL
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7	TREE ROOT BARRIER DETAIL
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8	SHRUB PLANTING DETAIL
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GENERAL NOTES

- ① BUILDING, PAVEMENT EDGE OR LAWN HEADER
② GROUND COVER OR SHRUB PLANTING
③ E.Q. = EQUAL DISTANCE. SEE PLANT LIST FOR DIMENSION

ODYSSEY
PRESCHOOL

430 S. ABEL ST.
MILPITAS, CA 95035

ISSUE	DATE
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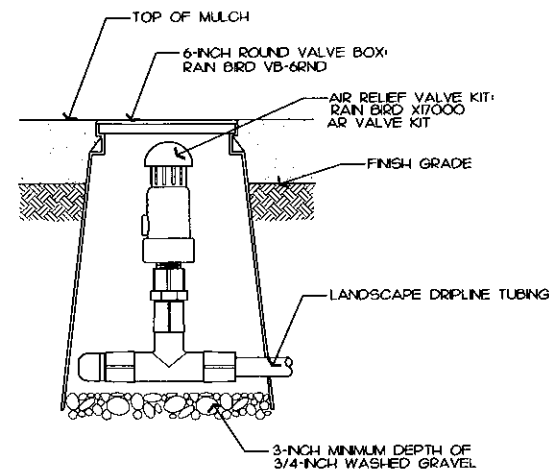


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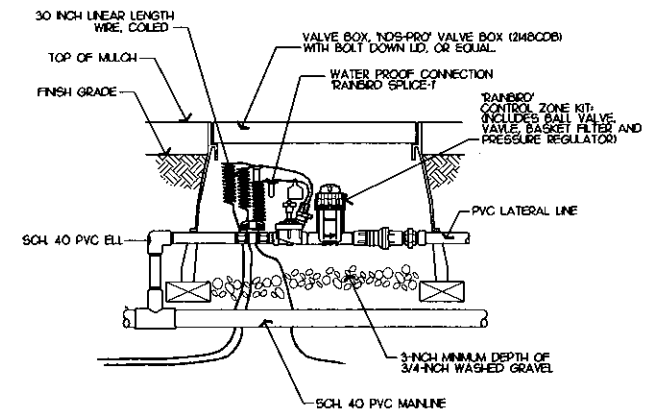
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Drawn	JH	Reviewed	PJR
Project No.	14.27		
Scale ---		Issue Date	6.20.14

LANDSCAPE CONSTRUCTION DETAILS

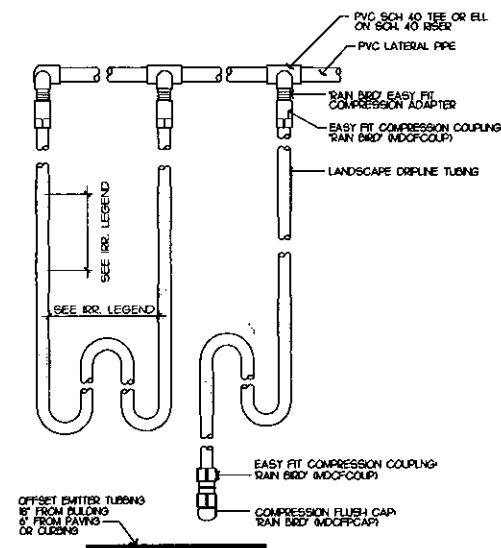
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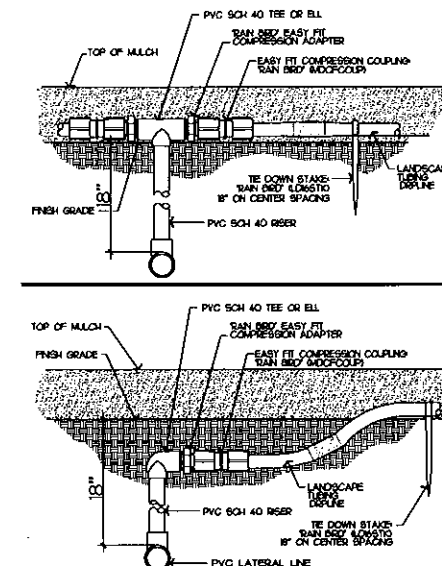
1 DRIP LINE AIR RELIEF VALE



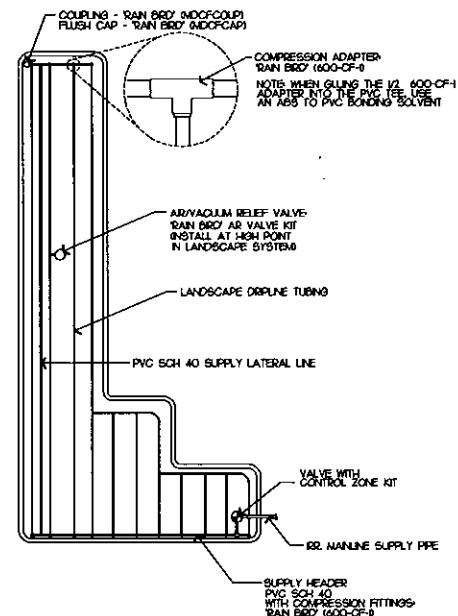
2 DRIP LINE CONTROL ZONE KIT DETAIL



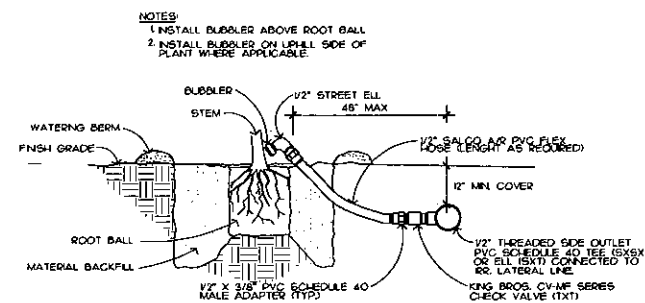
3 DRIP LINE IRRIGATION DETAIL



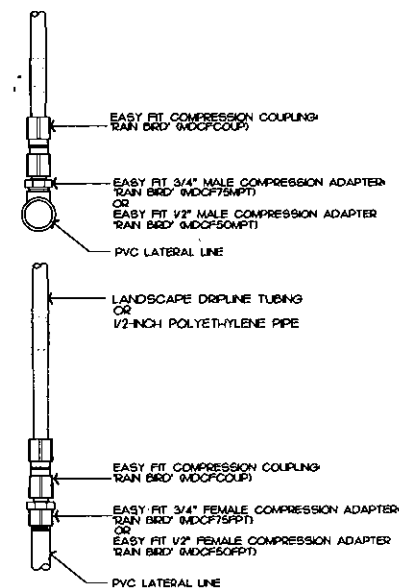
4 DRIP LINE IRRIGATION DETAIL - SECTION



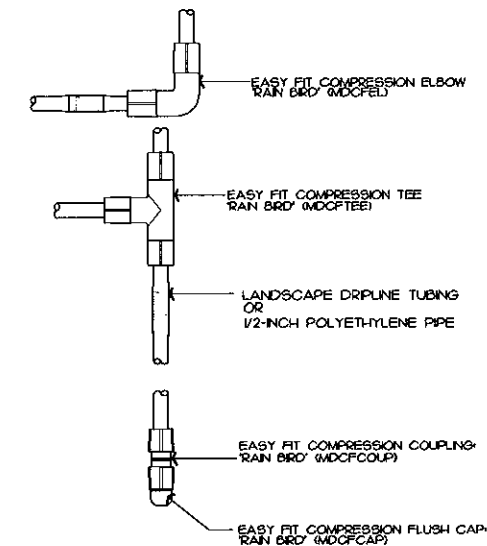
5 DRIP LINE IRRIGATION DETAIL



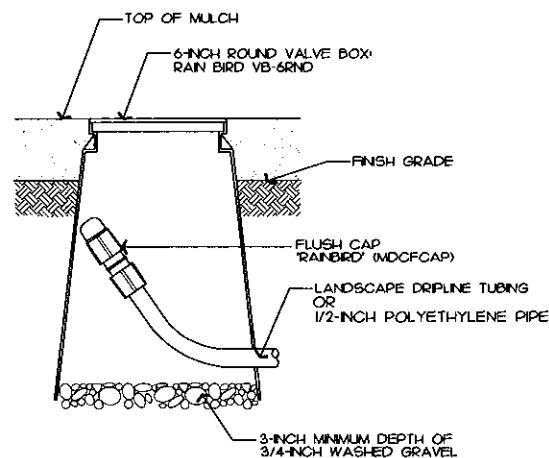
6 TREE BUBBLER DETAIL



7 DRIP COMPRESSION ADAPTERS DETAIL



8 DRIP COMPRESSION ADAPTERS DETAIL



9 FLUSH POINT DETAIL

10

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Approved	PJR	Reviewed	PJR
Drawn	JH	Scale	1/4" = 1'-0"
Project No.	14.27	Issue Date	6.20.14

LANDSCAPE SPECIFICATIONS

IRRIGATION SPRINKLER SYSTEM AND LANDSCAPE PLANTING

1.0 GENERAL

- THE WORK INCLUDES LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK INDICATED IN DRAWINGS AND DESCRIBED IN SPECIFICATIONS.
 - PERFORM WORK IN ACCORDANCE WITH BEST STANDARDS OF PRACTICE RELATING TO VARIOUS TRADES, AND UNDER CONTINUOUS SUPERVISION OF A COMPONENT FOREMAN CAPABLE OF INTERPRETING DRAWINGS AND SPECIFICATIONS.
 - PRIOR TO CONSTRUCTION, VERIFY THAT CONTRACT DOCUMENTS REFLECT LATEST REVISIONS, INCLUDING PLAN CHECK REQUIREMENTS.
 - CONSTRUCT IRRIGATION SYSTEM USING MATERIAL AND METHODS CONFORMING TO APPLICABLE PROVISIONS OF UNIFORM PLUMBING CODE, PUBLISHED BY WESTERN PLUMBING OFFICIALS ASSOCIATION, NATIONAL ELECTRICAL CODE, AND OTHER CODES PROPERLY GOVERNING THESE ACTIVITIES AT THE LOCATION OF THE WORK.
 - VERIFY LOCATIONS OF EXISTING UTILITIES WHETHER OR NOT SHOWN IN DRAWINGS. ASSUME RESPONSIBILITY FOR THEIR PROTECTION.
 - THE CONTRACT DOCUMENTS ARE NOT INTENDED TO CONFLICT WITH REQUIREMENTS OF GOVERNING ORDINANCES, WHEN DRAWINGS AND SPECIFICATIONS DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF BETTER QUALITY, HIGHER STANDARD, PROVISIONS OF DRAWINGS AND SPECIFICATIONS TAKE PRECEDENCE.
 - OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED FOR THE WORK.
 - BEFORE PROCEEDING WITH THE WORK, VERIFY DIMENSIONS AND QUANTITIES. IMMEDIATELY INFORM LANDSCAPE ARCHITECT OF DISCREPANCY BETWEEN DRAWINGS, SPECIFICATIONS, AND ACTUAL CONDITIONS. COMMENCE WORK IN AREAS OF DISCREPANCY ONLY AFTER RECEIVING INSTRUCTIONS FROM LANDSCAPE ARCHITECT.
 - DIMENSIONS INDICATED IN DRAWINGS ARE APPROXIMATE. PROVIDE OFFSETS, FITTINGS, SLEEVES, ETC., REQUIRED TO COMPLETE THE PROJECT. PERFORM SIMILAR OPERATIONS FOR LIKE CONDITIONS WITHOUT ADDITIONAL COST TO OWNER.
- #### 1.1 SUBSTITUTIONS
- FURNISH MATERIALS IN QUANTITIES, SIZE, AND MANUFACTURE INDICATED IN DRAWINGS AND SPECIFICATIONS.
 - FOR A PERIOD OF 30 DAYS AFTER EXECUTION OF CONTRACT, LANDSCAPE ARCHITECT WILL CONSIDER FORMAL REQUESTS FROM CONTRACTOR FOR SUBSTITUTION OF PRODUCTS IN PLACE OF THOSE SPECIFIED ONLY UNDER THE FOLLOWING CONDITIONS:
 - WHEN SPECIFIED PRODUCTS ARE NOT AVAILABLE THROUGH NO FAULT OF SUB-CONTRACTOR.
 - WHEN IT IS CLEARLY SEEN, IN THE JUDGMENT OF OWNER, THAT A SUBSTITUTION WILL BE TO OWNER'S BEST INTERESTS IN TERMS OF TIME, COST, OR OTHER CONSIDERATIONS.
 - SUBMIT A SEPARATE REQUEST FOR EACH SUBSTITUTION. PROVIDE COMPLETE DATA SUBSTANTIATING COMPLIANCE OF PROPOSED SUBSTITUTION, INCLUDING PRODUCT IDENTIFICATION, MANUFACTURER'S NAME AND ADDRESS, MANUFACTURER'S LITERATURE, AND SAMPLES AS APPLICABLE.
 - MANUFACTURER'S WARRANTIES WILL NOT RELIEVE SUB-CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE, ONLY SUPPLEMENT THE GUARANTEE.
- #### 1.2 RECORD DRAWINGS
- FURNISH OWNER WITH A SET OF RECORD DRAWINGS (REPRODUCIBLE VELLUMS) OF IRRIGATION SPRINKLER SYSTEM AT CONCLUSION OF THE INSTALLATION.
 - OBTAIN VELLUMS FROM LANDSCAPE ARCHITECT AT COST OF REPRODUCTION PLUS 25 PERCENT.
 - INDICATE IN RECORD DRAWINGS ALL CHANGES MADE TO IRRIGATION SYSTEM DESIGN.
- #### 1.3 EXTRA MATERIALS
- FURNISH OWNER WITH 2 EACH OF THE FOLLOWING MATERIALS FOR EACH TYPE OF VALVE AND SPRINKLER HEAD INSTALLED IN THE SYSTEM:
 - VALVE KEYS.
 - SERVICE WRENCHES.
 - QUICK COUPLER VALVE KEYS.
 - HOSE SPOULES COMPATIBLE WITH QUICK COUPLER VALVES.
 - KEYS TO OPEN AUTOMATIC CONTROL CABINET.

1.4 WARRANTY

- FURNISH OWNER WITH GUARANTEE THAT IRRIGATION SPRINKLER SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE, OR NEGLECT ACCEPTED.
 - PROMOTE GUARANTEE FOR REPAIR OR REPLACEMENT OF DEFECTS IN MATERIAL OR WORKMANSHIP, SETTLING OF BACKFILLED TRENCHES, AND TO REPAIR OR REPLACE DAMAGE RESULTING FROM THE REPAIRS OR REPLACEMENTS OF DEFECTS WITHOUT ADDITIONAL COST TO OWNER.
 - MAKE REPAIRS OR REPLACEMENTS, INCLUDING COMPLETE RESTORATION OF DAMAGED PLANTING, PAVING, OR OTHER IMPROVEMENTS OF ANY KIND, WITHIN A REASONABLE TIME AS DETERMINED BY OWNER, AFTER RECEIPT OF WRITTEN NOTICE.
 - IN THE EVENT OF FAILURE BY CONTRACTOR TO MAKE REPAIRS OR REPLACEMENTS WITHIN A TEN DAY AFTER RECEIPT OF WRITTEN NOTICE, REPAIRS OR REPLACEMENTS WILL BE MADE BY OTHERS AT THE EXPENSE OF SUB-CONTRACTOR.
 - WARRANTY PERIOD FOR IRRIGATION SPRINKLER SYSTEM, 1 YEAR FROM DATE OF ACCEPTANCE BY OWNER.
- #### 1.5 LANDSCAPE MAINTENANCE AND GUARANTEE
- PROMOTE MAINTENANCE FOR PLANTING AND IRRIGATION FOR 60 CALENDAR DAYS AFTER STAGE ACCEPTANCE.
 - WORK INCLUDES, BUT IS NOT LIMITED TO, WATERING, WEEDING, MOWING, FERTILIZING, CULTRATING, SPRAYING, CUTTING, AND PRUNING NECESSARY TO KEEP PLANTS IN A HEALTHY GROWING CONDITION, AND TO KEEP PLANTED AREAS NEAT AND ATTRACTIVE IN APPEARANCE THROUGHOUT MAINTENANCE PERIOD.
 - IMMEDIATELY REPLACE DAMAGED, UNHEALTHY, OR DEAD TREES, SHRUBS, AND GROUND COVERS WITH SIZE AND KIND INDICATED IN DRAWINGS.
 - PRIOR TO END OF MAINTENANCE PERIOD, APPLY FERTILIZED "0" (15-2-8) AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET UNIFORMLY OVER ALL PLANTING AREAS.
 - UPON COMPLETION OF INITIAL 60 DAY MAINTENANCE PERIOD, NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO DATE OF INITIAL INSPECTION.
 - GUARANTEE THAT PLANTS AND PLANTING AREAS ARE IN HEALTHY, THRIVING CONDITION FOR AN ADDITIONAL 60 DAYS AFTER INITIAL ACCEPTANCE OF PROJECT BY LANDSCAPE ARCHITECT.
 - FINAL ACCEPTANCE MAY BE GRANTED AT THIS TIME AS DETERMINED BY LANDSCAPE ARCHITECT.

2.0 PRODUCTS

2.1 IRRIGATION SPRINKLER MATERIALS

A. PVC PLASTIC PIPE AND FITTINGS

- MAIN LINE (PRESSURE) PIPING, TYPE 1120-1220 SCHEDULE 40, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
 - MAIN LINE PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED.
 - LATERAL (NON-PRESSURE) LINE PIPING, TYPE 1120-1220 SCHEDULE 40, CLASS 200, NSF APPROVED, LASCO, JOHNS MANVILLE, OR APPROVED EQUAL.
 - LATERAL PVC PIPE FITTINGS, TYPE 1-11 SCHEDULE 40, NSF APPROVED, LASCO, SLOANS, OR APPROVED EQUAL.
 - SOLVENT TYPE APPROVED BY MANUFACTURER OF PIPE AND FITTINGS. USE SCHEDULE 80 PVC THREADED NIPPLES IN RISER ASSEMBLIES.
 - USE ONLY PVC PLASTIC PIPE FREE FROM BUSTERS, INTERNAL STRIATIONS, DENTS, WRINKLES, CRACKS, HOLES, FOREIGN MATERIALS, SMOOTH INTERIOR WALL WITH A GLASS-LIKE APPEARANCE.
 - CONTINUOUSLY AND PERMANENTLY MARK EACH PIPE WITH MANUFACTURER'S NAME, KIND OF PIPE, MATERIAL, SIZE, SCHEDULE OR TYPE, AND MANUFACTURER'S QUALITY CONTROL IDENTIFICATION.
- ###### B. GALVANIZED PIPE AND FITTINGS
- WHERE INDICATED IN DRAWINGS, USE ASA SCHEDULE 40 MILD STEEL SCREWED PIPE, GALVANIZED, WITH MEDIUM GALVANIZED SCREWED BEADED MALLEABLE IRON FITTINGS.
 - GALVANIZED COUPLINGS MAY BE MERCHANT COUPLING.

C. CONTROL WIRE

- DIRECT BURIAL REMOTE CONTROL WIRE, U.L. APPROVED TYPE U.F. MINIMUM OF 4/8 INCH VINYL INSULATION. CONSULT VALVE MANUFACTURER'S CURRENT WIRE SIZING CHART FOR REQUIRED WIRE SIZES.
- COMMON RETURN WIRE = WHITE, PILOT WIRE = RED, ORANGE, OR BLACK.
- MAKE SPICES WITH "SCOTCH LOK" NO. 3577 CONNECTOR SEALING PACKS, OR APPROVED EQUAL.

D. SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, QUICK COUPLER

- TYPE, SIZE, AND LOCATION INDICATED IN DRAWINGS.
- LOCATE REMOTE CONTROL VALVES AND QUICK COUPLERS A MAXIMUM OF 12 INCHES FROM CURB, WALK, OR HEADERBOARD.

E. BACKFLOW PREVENTION

- BACKFLOW PREVENTERS AS INDICATED IN DRAWINGS OR AS APPROVED BY LOCAL GOVERNING BODY.
- DO NOT LOCATE IN LAWN AREAS.
- SCREEN UNIT WITH PLANT MATERIAL SHOWN ON PLANTING PLAN IN LOCATION OF BACKFLOW PREVENTER OR ELSEWHERE ON SITE WHEN DIRECTED BY LANDSCAPE ARCHITECT.
- AVOID USING PVC PIPING IN BACKFLOW PREVENTER ASSEMBLIES.

F. VALVE BOXES

- CONTROL VALVE BOXES, AMETEX NO. 10-70-00 WITH GREEN COVER LID NO. 10-173-004, OR EQUAL. PROVIDE EXTENSIONS IF REQUIRED.

2.2 LANDSCAPE PLANTING MATERIALS

A. SOIL

- EXISTING SURFACE SOIL, UNLESS OTHERWISE INDICATED IN DRAWINGS, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELTERIOUS MATERIALS.
- NATIVE SOIL, MATERIAL EXCAVATED FROM PLANTING HOLES, FREE FROM ROCK OVER 1/2 INCH IN DIAMETER.
- IMPORTED SOIL, IF REQUIRED, SANDY LOAM TEXTURE.

B. FERTILIZERS AND SOIL AMENDMENTS

- COMMERCIAL GRADE FERTILIZERS AND SOIL AMENDMENTS, UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING, DELIVERED TO SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
- MATERIAL WHICH BECOMES CAUSTIC OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL BE REJECTED.
 - FERTILIZER 'A': FERTILIZER FOR GENERAL SOIL FERTILITY IMPROVEMENT IN ALL TURF AND PLANTING AREAS SHALL BE PELLETED TYPE HAVING A N6-P20-K20 FORMULA.
 - FERTILIZER 'B': FERTILIZER TO BE APPLIED TO LAWN AREAS PRIOR TO SEEDING OR SOODING SHALL BE PELLETED TYPE HAVING N6-P20-K0 (WITH 1% IRON).
 - FERTILIZER 'C': FERTILIZER TO BE INCORPORATED IN EACH PLANT PIT SHALL BE A PLANT TAB WITH FORMULA N20-P10-K5, SUCH AS AGRIFORM.
 - FERTILIZER 'D': FERTILIZER TO BE APPLIED TO LAWN AREAS AFTER TURF IS ESTABLISHED AND AROUND INSTALLED CONTAINER PLANTS DURING THE MAINTENANCE PERIOD SHALL BE PELLETED TYPE COMBINATION CHEMICAL ORGANIC FORMULA N15-P2-K8.
 - SOIL AMENDMENT: RECYCLED COMPOST MATERIAL.

F. IRON SULFATE: STANDARD COMMERCIAL BRAND.

G. WOOD CHIP MULCH

- ALL PLANTED AREAS, EXCEPT TURF, SHALL RECEIVE A TOP DRESSING OF MULCH CONSISTING OF RECYCLED, DRYED WOOD CHIPS OR FIBR CHIPS, MEDIAN GRIND 3/8 TO 1/2 INCH DIAMETER. SHREDDED BARK IS UNACCEPTABLE.

D. PLANT MATERIAL

- CONFORM PLANT MATERIAL INDICATED IN DRAWINGS BY THE LISTED NAMES, TO STANDARD PLANT NAMES SECOND EDITION, EXCEPT FOR NAMES NOT INCLUDED, FOLLOW THE ESTABLISHED CUSTOMS OF THE NURSERY TRADE.
- ALL PLANTS SHALL BE TRUE TO NAME, TAG ONE OF EACH BUNDLE OR LOT WITH THE NAME AND SIZE OF THE PLANT, IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF FEDERAL, STATE, AND COUNTY LAWS, REQUIRING INSPECTION FOR PLANT DISEASES AND INSECT INFESTATIONS.
- PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASES, INSECT PESTS, OR OTHER EGGS, WITH HEALTHY, NORMAL, ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.
- USE ONLY PLANT MATERIALS THAT ARE FIRST CLASS REPRESENTATIVE OF THE SPECIES AND CULTIVARS SPECIFIED AND THAT CONFORM TO ALL STATE AND LOCAL LAWS GOVERNING THE SALE, TRANSPORTATION, AND INSPECTION OF PLANT MATERIALS.
- PROVIDE ONLY PLANTS WITH STRAIGHT, SINGLE TRUNKS, UNLESS OTHERWISE INDICATED IN DRAWINGS.
- THOSE SPECIFIED TO BE MULTI-TRUNK SHALL HAVE AT LEAST THREE MAIN LEADERS FROM THE BASE.
- PLANTS THAT HAVE ENCIRCLING ROOTS, NOT ROOT BOUND, SHALL HAVE ROOTBALLS LIGHTLY SLASHED ON A MINIMUM OF 3 SIDES TO STOP ENCIRCLING ROOT GROWTH.
- THE HEIGHT AND SPREAD OF PLANT MATERIALS SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. MEASURE SIZES OF PLANTS ON THE PLANT LIST.
 - 5 AND 15 GALLON CAN CONTAINER STOCK SHALL HAVE BEEN GROWN IN THAT CONTAINER NOT LESS THAN SIX (6) MONTHS, BUT SHALL NOT HAVE BEEN OVERGROWN IN THE CONTAINERS SO AS TO HAVE BECOME ROOT BOUND.
 - 15 GALLON CAN CONTAINER STOCK SHALL HAVE A PLANTED HEIGHT OF 6 FEET WITH 12 INCH CALIPER.

2.3 SOURCE QUALITY CONTROL

- PERFORM INSPECTIONS OF CONSTRUCTION FOR THE FOLLOWING PARTS OF THE WORK:
 - INSPECTION UPON COMPLETION OF PRELIMINARY FINISH GRADING AND IRRIGATION SPRINKLER SYSTEM.
 - INSPECTION OF PLANTS PRIOR TO LAYOUT.
 - LAYOUT INSPECTION OF SPOTTED PLANTS.
 - INITIAL INSPECTION UPON COMPLETION OF PLANTING AND TREE STAKING, PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD.
 - FINAL INSPECTION AT CONCLUSION OF ADDITIONAL 60 DAY LANDSCAPE MAINTENANCE PERIOD.
- LISTED INSPECTIONS WILL BE MADE BY LANDSCAPE ARCHITECT OR AN AUTHORIZED REPRESENTATIVE.
 - REQUEST INSPECTION BY LANDSCAPE ARCHITECT AT LEAST 48 HOURS IN ADVANCE OF TIME INSPECTION IS REQUIRED.

3.0 EXECUTION

3.1 IRRIGATION SPRINKLER SYSTEM

A. PREPARATION

- COORDINATE INSTALLATION OF SPRINKLER MATERIALS, INCLUDING PIPE, TO ELIMINATE INTERFERENCE WITH, OR DIFFICULTY IN, PLANTING SHRUBS, TREES, GROUND COVER, LANDING OR PROPOSED, AND OTHER CONSTRUCTION. RESTORE TO ORIGINAL CONTOURS AND ESTABLISHED GRADES CHANGED DURING COURSE OF THE WORK.
- IN THE EVENT OF SUCH CONSTRUCTION, CONTRACTOR WILL BE REQUIRED TO RECALCULATE COMPACTED AREAS.
 - SODDING: RAKE AREAS TO FINISH GRADE ELEVATION TO 1" RICH LOWER THAN ADJACENT PAVING TO ACCOMMODATE SOIL THICKNESS.
 - SPREAD 20 POUNDS PER 1,000 SQUARE FEET OF FERTILIZER 'B' ON SOIL SURFACES PRIOR TO SODDING. THEN MEATLY INSTALL SOD SLABS.
 - STAGGER END JOINTS, TIGHTLY JOINTED WITH NO VISIBLE SPACES.
 - LIGHTLY WATER AND ROLL ENTIRE AREAS. THEN HEAVILY WATER TO ASSURE WATER PENETRATION OF AT LEAST A DEPTH OF 8 INCHES.
 - SEEDING: APPLY FERTILIZER 'B' TO FINISH GRADED SURFACES AT THE RATE OF 4 POUNDS PER 1,000 SQUARE FEET.
 - USE ONLY SEED THAT IS WEED FREE, FRESH, RECLEANED, GRADE A, NEW CROP, CONSISTING OF THE PERCENTAGE OF MIX AS DESCRIBED IN DRAWINGS.
 - LABEL SEED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT PRESENTLY IN EFFECT, AND SHALL BE DELIVERED TO PROJECT SITE IN BAGS BEARING DEALER'S LABEL AND GUARANTEED ANALYSIS.
 - SOW SEED IN 2 DIRECTIONS AT A TOTAL COMBINED RATE OF 10 POUNDS PER 1,000 SQUARE FEET.
 - SOW SEED BY EXPERIENCED PERSONNEL AT A TIME WHEN LITTLE OR NO WIND IS BLOWING.
 - LIGHTLY RAKE INTO TOP 1/8 INCH OF SOIL.
 - DO NOT MOW UNTIL TURF IS 2-1/2 INCHES HIGH, AND FOR INITIAL MOWING DO NOT MOW LOWER THAN 1-1/2 INCHES. REMOVE ALL CLIPPINGS.
 - FERTILIZING DURING MAINTENANCE: APPLY FERTILIZER 'D', 30 CALENDAR DAYS AFTER PLANTING, AT THE RATE OF 5 POUNDS PER 1,000 SQUARE FEET.
 - REPEAT EVERY 30 DAYS THROUGH MAINTENANCE.

F. WEED CONTROL, PEST CONTROL, & MULCHING

- WEED CONTROL MATERIAL SHALL BE A PRE-EMERGENT HERBICIDE, TRIFLURLOLIN (TRIFLAX) OR DIPHENAMID (DYMID OR ENIDE) OR APPROVED EQUAL, APPLIED ON PLANTED AREAS, DON'T APPLY TO TURF DEVELOPED AREAS.
 - CONSIDER IT PART OF CONTRACTOR'S WORK TO CONTROL ON-SITE OR NEARBY PESTS THAT ARE DISTURBING THE CONDITION OF LANDSCAPE IMPROVEMENTS.
 - CONTROL OF PESTS INCLUDES, BUT IS NOT LIMITED TO RODENTS, RABBITS, INSECTS, DEER, ETC.
 - REPAIR DAMAGE THAT OCCURS TO THE ORIGINAL CONDITION OF IMPROVEMENTS, INCLUDING REPLACEMENT OF PLANT MATERIAL WHEN REQUIRED, WITHOUT ADDITIONAL COST TO OWNER.
 - SPREAD BARK CHIP MULCH EVENLY OVER ENTIRE PLANTED AREA, EXCEPT TURF DEVELOPED AREAS, TO A MINIMUM DEPTH OF 2".
- #### G. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE
- UPON COMPLETION OF PLANTING WORK, NOTIFY LANDSCAPE ARCHITECT THAT PROJECT IS READY FOR INSPECTION.
 - UPON INSPECTION, IF LANDSCAPE ARCHITECT FINDS ENTIRE PROJECT COMPLETE AND IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, STAGE ACCEPTANCE WILL BE GRANTED.
 - IF ASPECTS OF PROJECT ARE INCOMPLETE OR IMPROPERLY INSTALLED, CONTRACTOR WILL BE NOTIFIED AND HAVE 5 WORKING DAYS IN WHICH TO CORRECT OR COMPLETE THE WORK.
 - STAGE ACCEPTANCE WILL BE GIVEN ONLY WHEN ALL WORK IS CORRECT AND COMPLETE.
 - THE STAGE ACCEPTANCE BY LANDSCAPE ARCHITECT OF LANDSCAPE PROJECT WILL ESTABLISH THE BEGINNING OF PLANT MAINTENANCE PERIOD.

3.3 CLEANING

- UPON COMPLETION OF WORK, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, AND SUB-CONTRACTOR'S CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES.
- FINAL INSPECTION OF THE WORK WILL BE MADE BY LANDSCAPE ARCHITECT IN THE PRESENCE OF THE SUB-CONTRACTOR WHEN WORK IS COMPLETED. NOTIFICATION SHALL BE MADE BY THE CONTRACTOR 48 HOURS IN ADVANCE OF SUCH INSPECTION.

B. INSTALLATION

- PRIOR TO INSTALLATION, LAYOUT AND STAKE PRESSURE SUPPLY LINES, LATERAL LINES, AND LOCATION OF SPRINKLER HEADS. OBTAIN APPROVAL LAYOUT FROM LANDSCAPE ARCHITECT.
 - IF EQUIPMENT IS INCORRECTLY LOCATED WITHOUT APPROVAL, RELOCATE PER DIRECTIONS OF LANDSCAPE ARCHITECT WITHOUT ADDITIONAL COST TO OWNER.
 - CONNECT SPRINKLER IRRIGATION SYSTEM TO POINT OF CONNECTION (P.O.C.) INDICATED IN DRAWINGS.
 - MAKE CONNECTIONS AT APPROXIMATE LOCATIONS SHOWN IN DRAWINGS.
 - ASSUME RESPONSIBILITY FOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS.
- #### C. TRENCHING & BACKFILLING
- EXCAVATION INCLUDES REMOVAL OF WATER AND MATERIALS, OR OBSTRUCTIONS OF ANY NATURE THAT WOULD INTERFERE WITH THE WORK.
 - REMOVE FROM THE SITE EXCESS AND WASTE MATERIAL RESULTING FROM TRENCHING OPERATIONS.
 - DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH.
 - LAY PIPE TO AN EVEN GRADE. FOLLOW LAYOUT FOR TRENCHING EXCAVATION INDICATED IN DRAWINGS AND AS NOTED.
 - COVERAGES
 - PROVIDE MINIMUM COVER OF 18 INCHES FOR PRESSURE SUPPLY LINES.
 - PROVIDE MINIMUM COVER OF 15 INCHES FOR ALL NON-PRESSURE LINES INDICATED IN DRAWINGS.
 - PROVIDE MINIMUM COVER OF 24 INCHES OVER PIPE UNDER VEHICULAR WAYS.
 - PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRING.
 - PROVIDE 3 INCH SAND BACKFILL ALL SIDES OF PVC PIPE, WHERE SOILS CONTAIN GREATER THAN 50% ROCKS OR OTHER MATERIAL 1/2 INCH OR LARGER IN DIAMETER WITHIN NATIVE BACKFILL MATERIAL.
- #### D. COMPACTION
- COMPACT BACKFILL FOR TRENCHING TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% IN PAVED AREAS.
 - CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS, OR OTHER IRREGULARITIES.
 - PLACE INITIAL BACKFILL ON ALL LINES OF A FINE GRANULAR MATERIAL.
 - FOREIGN MATTER LARGER THAN 1/2 INCH IN SIZE WILL NOT BE PERMITTED.
 - IF SETTLEMENT OCCURS AND ADJUSTMENTS IN PIPE, VALVES, SPRINKLER HEADS, LAWN OR PLANTING AREAS OR OTHER CONSTRUCTION ARE NECESSARY, MAKE REQUIRED ADJUSTMENTS WITHOUT ADDITIONAL COST TO OWNER.
- #### E. HANDLING OF PIPE
- INSTALL PVC PIPE ALLOWING A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION OR EXPANSION OF THE PIPE.
 - ACCOMPLISH EXCESS LENGTH BY "SHAKING" THE LINE IN THE TRENCH DURING TIME OF INSTALLATION.
 - HANDLE AND ASSEMBLE PIPE, FITTINGS, AND ACCESSORIES BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS. EXERCISE CARE TO PREVENT DAMAGE TO MATERIALS OR EQUIPMENT.
 - KEEP INTERIOR OF PIPES, FITTINGS, AND ACCESSORIES CLEAN AT ALL TIMES. CLOSE OPENINGS IN PIPING RUNS AT THE END OF WORK EACH DAY TO PREVENT ENTRY OF FOREIGN MATERIALS.
 - BENDING OF GALVANIZED STEEL PIPE WILL NOT BE PERMITTED.
 - PERFORM JOINTING BY COMPETENT TRADESMEN SPECIALLY TRAINED IN THE TYPE OF WORK REQUIRED. USING TOOLS AND EQUIPMENT RECOMMENDED BY THE MANUFACTURERS OF THE PIPE, FITTINGS, OR EQUIPMENT.
 - TAKE EVERY PRECAUTION TO SECURE A PERMANENT, WATER-TIGHT JOINT BETWEEN EACH LENGTH OF PIPE.
 - JOINTING PROCEDURES AND METHODS ADOPTED BY CONTRACTOR SHALL BE IN STRICT ACCORDANCE WITH RECOMMENDATIONS OF MANUFACTURER OF JOINTING MATERIAL USED.

C. CUT PIPE CUT STRAIGHT AND TRUE.

- AFTER CUTTING, REAM OUT ENDS TO THE FULL INSIDE DIAMETER OF THE PIPE.
- IN CHANGING PIPE DEPTHS, USE 45° ELBOWS.

F. SPRINKLER HEADS

- INSTALL TURF HEADS, WHERE ADJACENT TO FIXED OBJECTS SUCH AS HEADERBOARDS, CURBS, OR OTHER OBSTRUCTIONS, SO THAT THE HEADS CAN PASS BETWEEN TURF HEAD AND FIXED OBJECT WITHOUT DIFFICULTY.
- LOCATE SHRUB HEADS MINIMUM 12 INCHES FROM BACK OF CURBS AND EDGE OF WALKWAYS WHEN SHRUB HEAD IS MOUNTED ABOVE GRADE ON A RISER.

G. CONTROL VALVES

- INSTALL ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES AS INDICATED IN DRAWINGS AND AS SPECIFIED BY MANUFACTURER.
- SET VALVES IN VERTICAL POSITION, HOUSED IN AMETEX OR EQUAL VALVE BOX WITH REMOVABLE COVER, FLUSH WITH FINISHED GRADE, WHEREVER POSSIBLE, INSTALL IN A SHRUB AREA.

H. ELECTRICAL WORK

- PERFORM ELECTRICAL WORK IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, THE STATE OF CALIFORNIA ELECTRICAL SAFETY ORDERS, OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- ASSUME RESPONSIBILITY FOR THE COORDINATION OF ALL ELECTRICAL SERVICE CONNECTIONS TO THE CONTROLLER.

I. FIELD QUALITY CONTROL

- FLUSH PIPES BY REMOVING HEADS AND OPERATING THE SYSTEM AT FULL PRESSURE UNTIL ALL RUST, SCALE, SAND, ETC., IS REMOVED.
 - DIVERT FLUSHING WATER TO PREVENT PONDING OR SOIL EROSION.
- TEST PIPING UNDER FULL PRESSURE, WITH RISERS CAPPED FOR A PERIOD OF TWO HOURS.
- INSPECT PIPE FOR LEAKS.
 - CORRECT ANY LEAKAGE DISCOVERED DURING TESTS.
- REPEAT TESTS UNTIL SATISFACTORY.
- TEST SPRINKLER HEADS:
 - TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA, AND
 - TO DETERMINE THAT THE INSTALLATION WILL PROVIDE DESIGN COVERAGE.
- ALLOW OR CAUSE WORK TO BE COVERED UP OR ENCLOSED ONLY AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY LANDSCAPE ARCHITECT.
 - SHOULD ANY WORK BE CLOSED OR COVERED UP BEFORE INSPECTION AND TESTS ARE SATISFACTORILY COMPLETED, UNCOVER THE WORK, AND AFTER IT HAS BEEN INSPECTED, TESTED, AND APPROVED, MAKE ALL REPAIRS WITH MATERIALS AS MAY BE NECESSARY TO RESTORE DISTURBED WORK TO ITS ORIGINAL AND PROPER CONDITION WITHOUT ADDITIONAL COST TO OWNER.

3.2 LANDSCAPE PLANTING PROCEDURES

A. CLEARING & GRUBBING

- PRESERVE EXISTING TREES IN AN UNDISTURBED CONDITION.
- ROUGH GRADE EARTHEN MOUNDS TO CONTOURS INDICATED IN DRAWINGS.
- CONSTRUCT MOUNDS WITH ENOUGH EXCESS MATERIAL TO ALLOW FOR FUTURE SETTLEMENT.
 - FINAL LOCATION OF MOUNDS SHALL NOT CONFLICT WITH EXISTING UTILITIES, UTILITY BOXES, VALVE BOXES, ETC.
- NO COMPACTION WILL BE ALLOWED, EXCEPT FOR NORMAL GRADING AND SHAPING OPERATIONS.
- UPON COMPLETION OF GRADING OPERATIONS, SPREAD EXCESS MATERIAL IN AREAS DIRECTED BY LANDSCAPE ARCHITECT.

B. SOIL CONDITIONS

- CULTIVATE PLANTED AREAS TO A LIGHT AND FRABLE CONSISTENCY. UNIFORMLY TILL THE

- FOLLOWING MATERIAL, PER 1,000 SQUARE FEET, INTO THE TOP 6 INCHES OF SOIL, USING A ROTOTILLER OR SIMILAR MACHINE, THEN THOROUGHLY WATER.
 - 6 CU. YDS. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
 - 25 LBS. - FERTILIZER 'A'
 - 15 LBS. - SOIL SULPHUR

2. CULTIVATE EXISTING PLANTING AREAS WITH HAND TOOLS.

- PREPARED SOIL MIX FOR BACKFILL IN PITS FOR TREES, VINES, AND SHRUBS, CONSISTING OF THE FOLLOWING:
 - 1/3 YD. - RECYCLED COMPOST MATERIAL (SOIL AMENDMENT)
 - 2/3 YD. - NATIVE SOIL
 - 1 LB. - IRON SULPHATE

AND FERTILIZER 'C' AS FOLLOWS

- 1 GAL: 1-TAB
 - 5 GAL: 5-TABS
 - 15 GAL: 15-TABS
- 6-8 TABS FOR BOXED MATERIAL.

- CONDUCT SOIL PREPARATION AND PLANTING OPERATIONS ONLY UNDER FAVORABLE WEATHER CONDITIONS. SOIL SHALL NOT BE WORKED WHEN EXCESSIVELY DRY OR WET.
 - LANDSCAPE ARCHITECT RESERVES THE RIGHT TO STOP WORK TAKING PLACE DURING A PERIOD WHEN CONDITIONS ARE CONSIDERED DETRIMENTAL TO SOIL STRUCTURE OR PLANT GROWTH.

C. PLANTING TREES, SHRUBS, & VINES

- DIG PITS FOR PLANTS SQUARE PER DETAIL IN DRAWINGS.
 - LEVEL SIZE OF PITS SHALL BE 2 TIMES DIAMETER OF ROOT BALL, AND ONE-HALF AGAIN AS DEEP AS THE DEPTH OF ROOT BALL.
 - SOIL AT SIDES AND BOTTOMS SHALL BE LOOSENEED BY SCARIFYING TO ENSURE ROOT PENETRATION. AVOID SMOOTH CIRCULAR SIDES.
- BACKFILL PITS WITH "PREPARED SOIL" TO THE BOTTOM OF THE ROOT BALL. THEN SET THE PLANT IN AN UPRIGHT POSITION IN CENTER OF HOLE. BACKFILL SPACE AROUND IT WITH PLANTING MIX.
 - WHEN THE BACKFILL AROUND THE PLANT IS APPROXIMATELY TWO-THIRDS COMPLETED, THOROUGHLY WATER. BACKFILL COMPLETE TO THE GRADE OF THE SURROUNDING AREA.
 - THE CROWN OF THE PLANT SHALL BE 1-1/2 INCHES ABOVE (MINIMUM) FINISHED GRADE.
- PREPARE A SOIL RING AT LEAST 3 INCHES HIGH AND AS WIDE AS ROOT BALL AROUND EACH PLANT (NOT IN A TURF AREA) TO RETAIN WATER.
 - WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
 - REMOVE TURF IN A 24 INCH DIAMETER RING AROUND EACH TREE BASE IN TURF AREAS.

D. PLANTING GROUND COVERS

- PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED MOIST AND FRABLE SOIL, NEVER DRY OR WET AND SOGGY.
 - THE MOIST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION.
- SPACE GROUND COVER PLANTS AS INDICATED IN DRAWINGS AND IN THE PLANT LIST.
- PLANT IN EVENLY SPACED ROWS WITH STAGGERED TRIANGULAR SPACING AND AROUND SHRUBS AND TREES TO WITHIN ONE FOOT.
- NO GROUND COVER SHALL BE PLANTED LESS THAN ONE-HALF OF THE SPECIFIED SPACING FROM ANY CURB OR WALKWAY.

E. PLANTING TURF GRASS

- AFTER ALL SOIL AMENDMENT AND FERTILIZERS HAVE BEEN APPLIED AND CULTIVATED INTO SOIL, FINE GRADE ALL AREAS.
- REMOVE RIDGES AND DEPRESSIONS. AREAS SHALL BE SMOOTH, CONTINUOUS, FIRM PLANES, THAT ENSURE PROPER SURFACE DRAINAGE.
- REMOVE ROCKS, SOIL LUMPS, AND DELTERIOUS MATERIALS LARGER THAN 1 INCH, RAKE AND COMPACT AREAS WITH A 200 POUND ROLLER.
- AVOID ADDITIONAL COMPACTION OF THE SOILS AFTER TREATMENT. DO NOT PERMIT VEHICULAR OR EQUIPMENT TRAFFIC OVER AREAS.



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ODYSSEY
PRESCHOOL

430 S. ABEL ST.
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ISSUE	DATE
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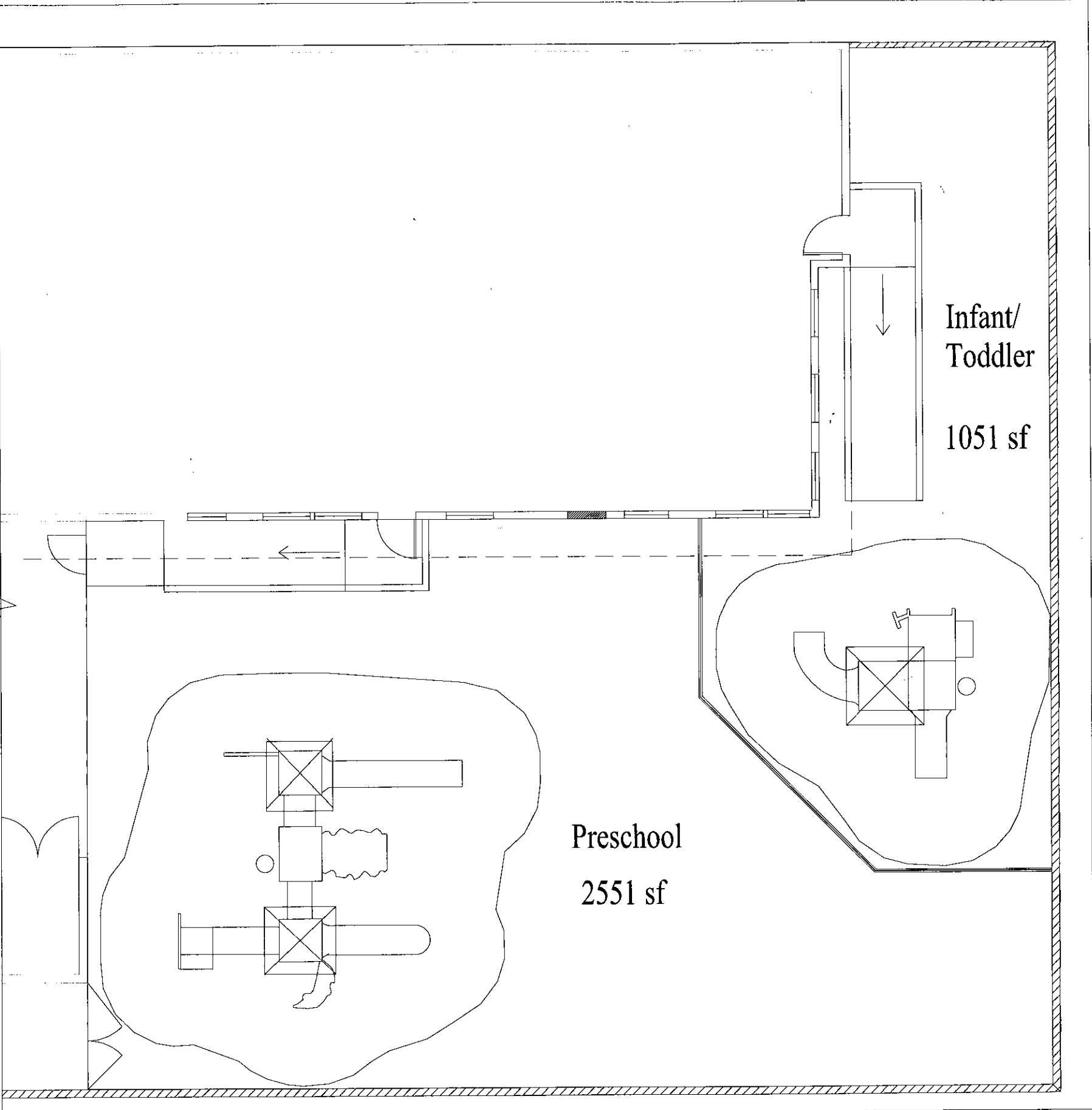


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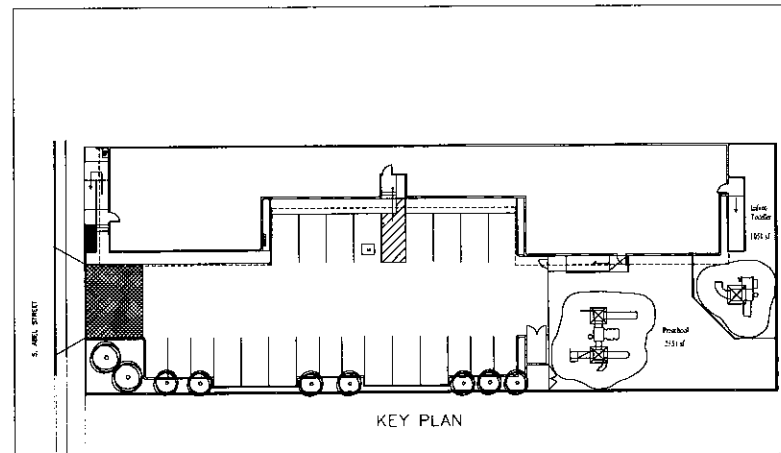
Approved	PJR	Reviewed	PJR
Drawn	JH		
Project No.	14.27	Issue Date	6.20.14
Scale	---		

LANDSCAPE
SPECIFICATION
PLAN

L4.0



SCALE: 1/4"=1'-0"



KEY PLAN

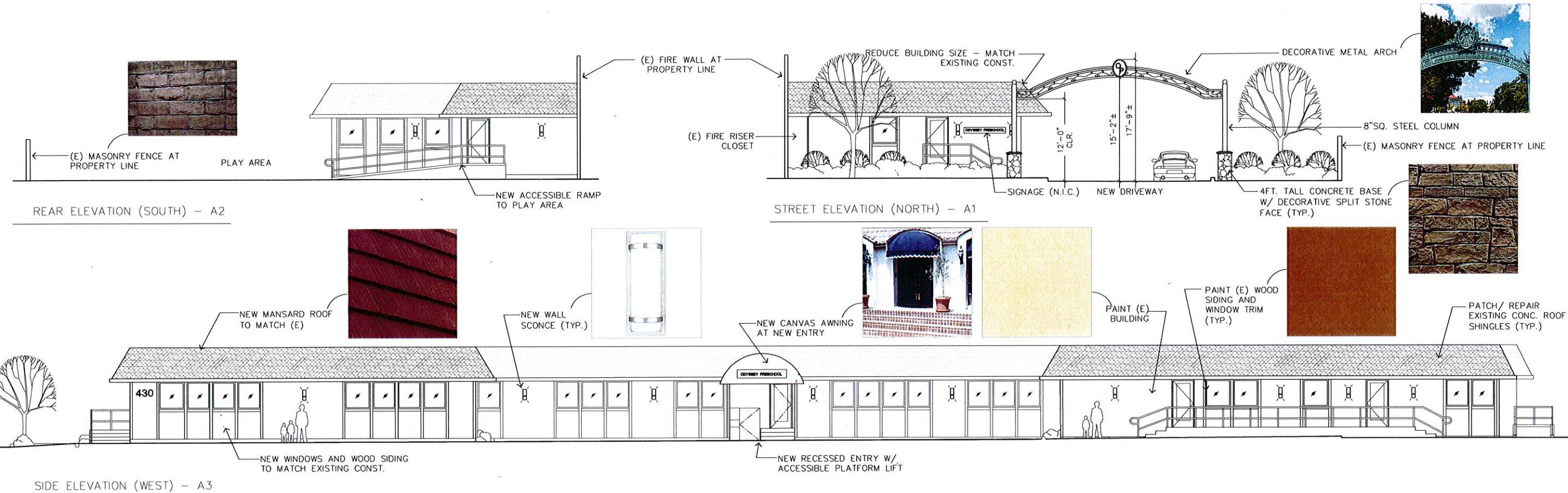
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MILPITAS, CA 95035

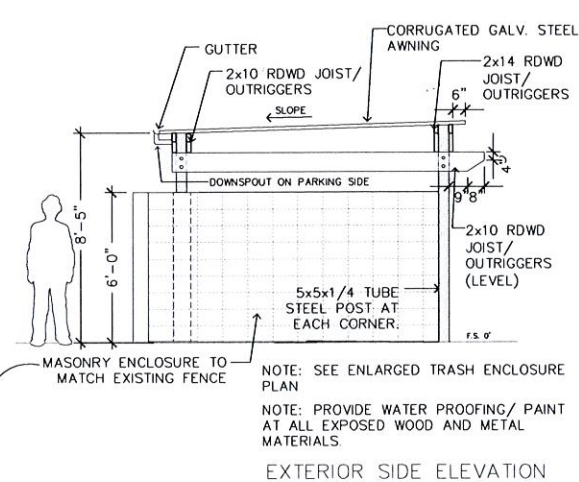
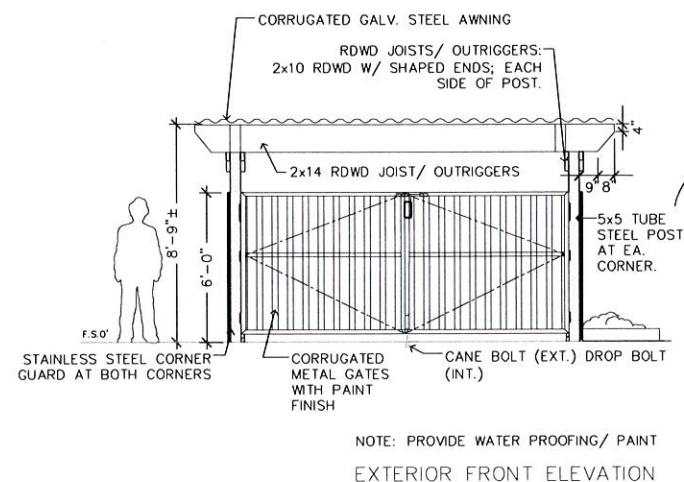
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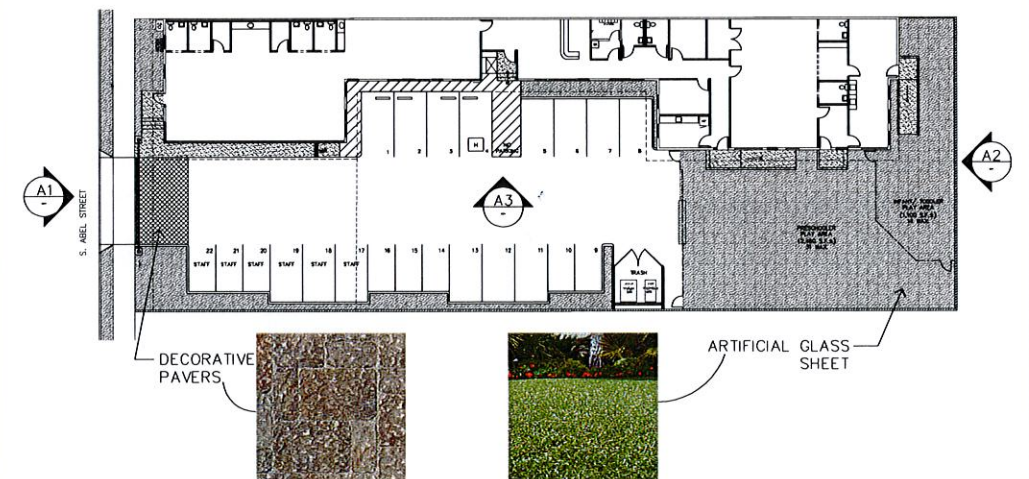
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PROPOSED/ EXTERIOR BUILDING ELEVATIONS



PROPOSED TRASH ENCLOSURE ELEVATIONS



- PRODUCT SPECIFICATIONS -

EXISTING ROOF SHINGLES
MATCH (E) CONCRETE TILES

EXTERIOR PAINT COLOR
BUILDING - KELLY-MOORE, EXTERIOR
ACRY-SHIELD #1245 (LOW SHEEN),
KM5229-2 BLENDED FRUIT.

TRIM - KELLY-MORE, EXTERIOR
ACRY-SHIELD #1250 (SEMI-GROSS),
KM5709-5 MILL CREEK

MASONRY FENCE
MATCH EXISTING.

DOMED ENTRANCE CANOPY
SUNBRELLA, COLOR: (BLUE)

WALL SCONCE
MINKA LAVERY, 341-84 BRUSHED
NICKEL 2 LIGHT WALL SCONCE.
SIZE: 6.75"Wx17.25"H

VENEER STONE TILE (ARCH)
TEXTURE PLUS, STONEWALL,
STANDARD.
SIZE: 2'T x 4'W x 5/8 TO 3/4" THK.
COLOR: (T.B.D.)

CUSTOM METAL ARCH
APPLY MODERN MASTERS METAL
EFFECTS OVER METAL WROUGHT
SURFACE.

CORRUGATED METAL GATE (TRASH)
AEP SPAN, REVERSE BOX RIB W/
STL. FRAME (PAINTED),

MASONRY TRASH ENCLOSURE
MATCH EXISTING FENCE.

STONE PAVERS
BELGARD, BERGERAC, COLOR:
VICTORIAN

ARTIFICIAL LAWN
SYNLAWN PLAYGROUND PLATINUM,

FINISH BOARD

ODYSSEY PRESCHOOL
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